



AGENDA

FOR THE

REGULAR BOARD OF ALDERMEN MEETING

OF

MONDAY, NOVEMBER 21, 2016

AT THE

MANCHESTER POLICE FACILITY
200 HIGHLANDS BOULEVARD DRIVE



REGULAR MEETING OF THE BOARD OF ALDERMEN

NEXT BILL: 16-2283

NEXT ORD: 16-2162

NEXT RES: 16-0577

DATE: MONDAY, NOVEMBER 21, 2016 – 7:00 p.m.

MEETING TO BE HELD AT THE POLICE FACILITY
200 HIGHLANDS BOULEVARD DRIVE

PUBLIC HEARING: Special Use Permit for Dierberg's to engage,
as an accessory use, in the sale of Starbucks
branded beverages and products.

AGENDA

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1. Call to Order:
 - a. Pledge of Allegiance to the Flag
 - b. Invocation
2. Roll Call and Statement of Quorum
3. Approval of the Minutes:
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- d. Bill # 16-2281 - an Ordinance amending the Code of Ordinances by permitting mortuaries in the Planned Business District – second reading – Alderman Hamill 44 - 52
- e. Bill # 16-2282 - an Ordinance approving a Special Use Permit for St. Louis Cremation – second reading – Alderman Hamill 53 - 63
- 10. Introduction of New Bills
 - a. Bill approving the 2017 budget – Alderman Baumann 64
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- 11. Miscellaneous
 - a. Comments from the Public
- 12. Adjournment

Note: Due to ongoing City business, all meeting agendas should be considered tentative.

If you are a person with a disability or have special needs in order to participate in this public meeting, please contact City Administrator Andy Hixson no later than 72 hours before the meeting.

For more information, call:
636-227-1385 VOICE
1-800-735-2966 TDD
1-800-735-2466 RELAY MISSOURI

Posted Friday, November 18, 2016 at 3:00 p.m.



City of Manchester
14318 Manchester Road
Manchester, Missouri 63011

(636) 227-1385

PUBLIC HEARING NOTICE

The City of Manchester Board of Aldermen shall hold a public hearing on Monday, November 21, 2016 at 7:00 p.m. at the Manchester Police Facility, 200 Highlands Boulevard Drive, to consider the following:

CASE #16-SUP-007 – A request from Drew Bextermueller, Dierbergs Markets Inc., on behalf of CAPLACO SIX, Inc., owner, seeking approval of a Special Use Permit for an Accessory Use to operate a kiosk selling Starbucks branded beverages and products, to be located at 421 Lafayette Center, zoned C-1 Commercial.



**MINUTES OF THE PUBLIC HEARING OF
MONDAY, NOVEMBER 7, 2016,
AT 200 HIGHLANDS BOULEVARD DRIVE
REGARDING A SPECIAL USE PERMIT FOR
JASMINE DAY SPA AT 14575 MANCHESTER ROAD**

Mayor David L. Willson called the Public Hearing of the Board of Aldermen to order at 7:00 p.m.

Roll call showed those present were Alderman Clement, Alderman Stevens, Alderman Hamill, Alderman Ottenad, Alderman Baumann, Alderman Diehl, Mayor Willson and Attorney Gunn. A quorum was present.

The following notice of the public hearing was then read:

“The City of Manchester Board of Aldermen shall hold a public hearing on Monday, November 7, 2016 at 7:00 p.m. at the Manchester Police Facility, 200 Highlands Boulevard Drive, to consider the following:

CASE #16-SUP-007 – A request for a Special Use Permit has been made by Lanyu Jiang, Jasmine Day Spa, to allow the use of a massage therapist at 14575 Manchester Road. The property is zoned C-1 Commercial District.”

Mayor Willson advised that first the proponents would speak, then the opponents, and comments from the public, followed by questions from the members of the Board of Aldermen or the City staff.

Mr. Robert Hu, 14575 Manchester Road, spoke on behalf of Mr. Lanyu Jiang. He was there to introduce the company and owner of the Jasmine Day Spa.

Attorney Patrick Gunn stated there are some special conditions in the Special Use Permit. He read the special conditions:

1. All massage therapists employed by Holder or working within the Site shall be duly licensed by the State of Missouri and shall exhibit such licenses in a visible location within the Site.
2. Holder’s strict compliance with all applicable Federal, State and City of Manchester statutes and ordinances.

3. Holder permitting access to the Site by the City of Manchester at all times requested so as to confirm compliance under Paragraphs 1 and 2 of this Section Five.
4. Holder's hours of operation shall be limited to Monday through Saturday from 9:30 a.m. to 9:30 p.m. and on Sunday from 10:00 a.m. to 8:00 p.m.

Mr. Hu agreed to the Special Use conditions of the Permit.

Alderman Clement asked whether there will be three massage therapists.

Mr. Hu advised that right now there would be two; one is certified by the State and the other one is pending.

Alderman Clement advised that the Planning and Zoning Commission recommended this Special Use Permit Request to the Board for their recommendation.

Mayor Willson closed the public hearing at 7:07 p.m.

Respectfully submitted,

Ruth E. Baker, MMC/MPCC
City Clerk

Note: This is a journal of the Public Hearing held on Monday, November 7, 2016 regarding a Special Use Permit Request for Jasmine Day Spa at 14575 Manchester Road, (summary); not a verbatim transcript. If a recording of the public hearing is desired, please contact City Hall.



**MINUTES OF THE PUBLIC HEARING OF
MONDAY, NOVEMBER 7, 2016
AT 200 HIGHLANDS BOULEVARD DRIVE
REGARDING A PROPOSED TEXT AMENDMENT
TO SECTION 405.285 OF THE ZONING CODE**

Mayor David L. Willson called the Public Hearing of the Board of Aldermen to order at 7:07 p.m.

Roll call showed those present were Alderman Clement, Alderman Stevens, Alderman Hamill, Alderman Ottenad, Alderman Baumann, Alderman Diehl, Mayor Willson and Attorney Gunn. A quorum was present.

The following notice of the public hearing was then read:

“The City of Manchester Board of Aldermen shall hold a public hearing on Monday, November 7, 2016 at 7:00 p.m. at the Manchester Police Facility, 200 Highlands Boulevard Drive, to consider the following:

CASE #16-TXT-006 – A text amendment is proposed to Section 405.285 of the City of Manchester’s Zoning Code to include a provision for mortuaries as a Special Use in the PBD – Planned Business Development Zoning District.”

Mayor Willson advised that first the proponents would speak, then the opponents, and comments from the public, followed by questions from the members of the Board of Aldermen or the City staff.

Ms. Melanie Rippetoe, Director of Planning, Zoning, and Economic Development, stated that the text amendment that is being proposed would allow for mortuaries without a crematorium as a Special Use in the Planned Business Development District, given that mortuaries are allowed with a Special Use Permit in all other commercial zoning districts except for the Historical Districts. She believes it was an oversight because it was prohibited in this zoning district.

Alderman Clement advised that the Planning and Zoning Commission recommended this request to the Board for their recommendation.

Mayor Willson closed the public hearing at 7:11 p.m.

Respectfully submitted,

Ruth E. Baker, MMC/MPCC
City Clerk

Note: This is a journal of the Public Hearing held on Monday, November 7, 2016 regarding a text amendment to Section 405.285 of the City's Zoning Code, not a verbatim transcript. If a recording of the public hearing is desired, please contact City Hall.



**MINUTES OF THE PUBLIC HEARING OF
MONDAY, NOVEMBER 7, 2016
AT 200 HIGHLANDS BOULEVARD DRIVE
REGARDING A REQUEST FOR A SPECIAL USE PERMIT
FOR ST. LOUIS CREMATION AT 14374 MANCHESTER ROAD**

Mayor David L. Willson called the Public Hearing of the Board of Aldermen to order at 7:11 p.m.

Roll call showed those present were Alderman Clement, Alderman Stevens, Alderman Hamill, Alderman Ottenad, Alderman Baumann, Alderman Diehl, Mayor Willson and Attorney Gunn. A quorum was present.

The following notice of the public hearing was then read:

“The City of Manchester Board of Aldermen shall hold a public hearing on Monday, November 7, 2016 at 7:00 p.m. at the Manchester Police Facility, 200 Highlands Boulevard Drive, to consider the following:

CASE #16-SUP-008 – A request for a Special Use Permit has been made by Oliver King, on behalf of Manchester Mortuary LLC, for St. Louis Cremation, a mortuary, to be located at 14374 Manchester Road. The property is zoned PBD Planned Business District.”

Mayor Willson advised that first the proponents would speak, then the opponents, and comments from the public, followed by questions from the members of the Board of Aldermen or the City staff.

Mr. Brennan Soval, counsel for the applicant at 190 Carondelet Plaza in St. Louis Missouri, introduced Oliver King. He said the plan is that this will be going into the old Enterprise Building on Manchester Road. He said there will be no crematory there.

Alderman Hamill asked if it was going to be set up like an office.

Mr. Soval stated that they would do services and would have an occasional viewing with a casket, but it is not big enough for a large service with anything more than 40 to 50 people. He said they have two other locations. He believes there is enough parking for them as there are 30 spots.

Attorney Gunn read the special conditions:

1. Holder's strict compliance with all applicable Federal, State and City of Manchester statutes and ordinances.
2. Holder permitting access to the Site by the City of Manchester at all times requested so as to confirm compliance under Paragraph 1 of Section Five.

Mr. King agreed to the conditions for the Special Use Permit.

Alderman Clement advised that the Planning and Zoning Commission recommended this Request to the Board of Aldermen for their consideration.

Mr. Chris Winters, 510 Cardinal Lane, also facilities director of Manchester Athletic Association (MAA)., stated that there was a phone conversation a couple days ago with Mr. Oliver King concerning parking, because they have had endless years of problems with Enterprise Leasing and parking issues there. Mr. King said at that time that he didn't see any problem with that, but Mr. Winters commented that he has heard that from Enterprise before. He said Mr. King is not concerned with parking on his lot and Mr. Winters indicated that he is not opposed for them parking on their lot if there are not any ball games. Mr. King stated he wanted to be a good neighbor. Mr. Winters said the MAA is on a fixed income and cannot afford to keep up maintenance on the parking lot for other people's uses. If they are going to have a big visitation or large service that is going above the 30 spaces, it would be appreciated if Mr. King would call Mr. Winters to make sure the additional spaces are available for the time St. Louis Cremation needs them.

Alderman Stevens asked if on the parking lots there is clear delineation indicating which ones are for the ball park and where the Enterprise parking would have been.

Mr. Winters answered that he believes Enterprise removed their signs, but there are signs on their building stating that it is Manchester Athletic Association parking. He said they have always been marked, and he added that there was an Ordinance written for this many years ago, but Enterprise never paid attention to it. He said it is clearly marked.

Mayor Willson closed the public hearing at 7:38 p.m.

Respectfully submitted,

Ruth E. Baker, MMC/MPCC
City Clerk

Note: This is a journal of the Public Hearing held Monday, November 7, 2016 regarding a Special Use Permit Request for St. Louis Cremation at 14374 Manchester Road, not a verbatim transcript. If a recording of the public hearing is desired, please contact City Hall.



**MINUTES OF THE REGULAR BOARD OF ALDERMEN MEETING
OF MONDAY, NOVEMBER 7, 2016
AT 200 HIGHLANDS BOULEVARD DRIVE**

1. CALL TO ORDER

Mayor David L. Willson called the Regular Board of Aldermen meeting to order at 7:38 p.m.

2. ROLL CALL AND STATEMENT OF QUORUM

Roll call showed those present were Alderman Clement, Alderman Stevens, Alderman Hamill, Alderman Ottenad, Alderman Baumann, Alderman Diehl, Mayor Willson and Attorney Gunn. A quorum was present.

3. APPROVAL OF THE MINUTES:

a. Minutes of the Regular Board of Aldermen meeting of Monday, October 17, 2016

Alderman Clement made the motion to approve the Minutes of the Monday, October 17, 2016 Regular Board of Aldermen meeting. The motion was seconded by Alderman Hamill and carried unanimously without objection.

4. ESTABLISHMENT OF ORDER OF ITEMS ON THE AGENDA

Alderman Hamill made the motion to accept the Order of Items on the Agenda as submitted. The motion was seconded by Alderman Ottenad, and carried unanimously without objection.

5. CONSIDERATION OF PETITIONS AND COMMENTS FROM THE PUBLIC

a. Comments from the Public

Mr. John Schrader, 804 Windingpath Lane, stated he has been coming back to the Board meetings for some of the stress that has been going on. He said at the end of the last budget meeting, there was something read by the City Administrator, that he submitted a Sunshine Request and received a copy of it. He said he would like to know how many Board members bothered to read this letter.

Alderman Clement asked what the topic was about, and Mr. Schrader stated it had to do with the money being found in the budget for the health insurance.

Alderman Clement stated they all did, he supposes, and Alderman Ottenad stated she did.

Ms. Sharon Owens, 107 Baxter Acres Drive, said she is a proud Manchester resident, and she wants to say a couple things about the previous Manchester Arts Board. She keeps reading in the local newspapers and media about them being dismissed. She said this is not true, because they all resigned. She does not know if they are playing a game or what, but they were obviously shocked when the Mayor, who appointed them, accepted their resignations, and now there are a lot of tantrums and spreading lies about our Mayor and the City. Ms. Owens said this began in September, and it is now November, and they, as residents, appreciate all the hours and energy given to our community by our previous members of our Arts Council, but she resents all the negativity being given our great City, even though it is a result of the former Arts Council members' actions. Ms. Owens said this is not the result of the Mayor or our City. She believes our City is capable of wonderful things, but we must focus on moving forward and serving our community, not just ourselves. She stated she wanted to say to the naysayers: "Build a bridge and get over it."

Ms. Kim Smith, 2 Calder Court, said she also lives in the beautiful City of Manchester. She thanked the Board of Aldermen for begrudgingly seeing the light and realizing for, at least right now, for the moment, what our City employees do for residents, how hard they work for residents. She said she doesn't know if anyone paid attention to the news this week, but there was yet again another spate of police shootings. She said that when one looks at what the aldermen earn, and she can't even imagine at what cost this really deserves, she hopes they keep recognizing and understanding, when, maybe none of the residents are here to call them out on it, that these employees are a valuable part of our community, and they should be recognized and compensated as such. She said she hopes we don't go through this again next year, she doesn't care what they have to do to put it in the budget. Reserves will not do the residents any good if there is absolutely no Parks Department, no Police Department, no Public Works Department, and no City Administration. She said none of it is going to do residents any good if it is put in the bank. She would like to urge the Board of Aldermen to remember that they, too, benefit from being residents of the City. She said she wanted to urge the Board of Aldermen to remember that their job is to represent all of the citizens of Manchester, not just the few that bend their ear about not being able to pay taxes or whatever. She said she would also like to urge everyone to get to the polls, not only tomorrow, but in April, because everyone has a voice and things don't change if voices don't get heard.

Ms. Smith also thanked the Parks Department for arranging the Veteran's breakfast. She said it is a fabulous idea, and she wanted to say thanks in advance for their early morning hours and their hard work and for being a part of the City, even if they don't necessarily live here. She said she hasn't moved for 26 years because she loves this town, the people in this town, and she would like to see the Board of Aldermen appreciate the people who make this town what it is, because she has friends that live in other towns, and they don't have what the Manchester residents have.

Mr. Chris Winters, 510 Cardinal Lane, also Director of Facilities of Manchester Athletic Association, said he has been doing a lot of research lately, and it has come to his attention that the City has spent a lot of money on water channeling, and it was his assumption through the Manchester Athletic Association (MAA) that the Metropolitan Sewer District (MSD) was responsible for some of this. He asked if MSD is responsible for some of that in the City of

Manchester. He was told years ago that Grand Glaize Creek was the responsibility of MSD and they didn't have any funding to help. He asked if Grand Glaize Creek is now the City's responsibility. Mr. Winters said that the MAA has had two significant floods this year, the first one in December did some pretty good damage to the ballpark and the second wasn't too bad. He said he was wondering what caused the water to back up like it did, if there was debris under the bridges that backed it up. He said it looks like there are possibly things in the future in working on the channel situation, and MSD just received a bunch of money; his rate went up about 50 percent. He said the MAA has a serious problem in the back of the MAA; they know they are in a flood plain, but they have light standards and the footings are becoming exposed to the point the light standards might be falling soon.

6. REPORTS FROM THE MAYOR

a. Mayoral Report

Mayor Willson stated that on October 18, the City officials had the second budget meeting, and on October 19 he went to a Lutheran School in Webster Groves where students were learning about cities, and some of the students did a program on Manchester. He reported that on October 20, Chief Walsh and he had a Boy Scout meeting and they discussed municipal government; on October 21, the "Halloween at the Park" event was held, and on October 24 he attended the Planning and Zoning meeting. Mayor Willson reported that on October 25, there was a mock Board of Aldermen meeting with fourth grade students from Christ Prince of Peace; they passed an Ordinance that on Friday, they have recess all day after Mass.

Mayor Willson said that on October 26, he attended the Senior Staff meeting, and then he, along with Chief Walsh and Alderman Clement, attended the Gascony Subdivision Trustee meeting. On October 27, he attended the West County Chamber of Commerce luncheon; and that evening there was a meeting with the Metro Municipal League, where there was a vote to start a dialog with the City of St. Louis to become the 91st municipality in the County; on October 28 they had a meeting with Davey Tree for the kick-off stage in regard to the Emerald Ash Borer issue; on October 29, Trunk 'r' Treats at Hanna Woods School and St. Joseph School took place; on October 31, there were police officers driving around the neighborhood. He said Halloween was a nice night, and he had 150 children at his house, and he and his wife stopped counting at 150. Mayor Willson reported that on November 3, he attended the Senior Staff meeting, and November 6 was the CERT Chili Cook-Off and Homecoming Wrap-Up.

Mayor Willson stated that on Thursday night, along with City Administrator Hixson and Chief Walsh, he attended the Mothers Against Drunk Driving (MADD) dinner. He added that two of the City's Officers, Sergeant Dan West and Officer Jon Weiss, will be recognized for their participation and due diligence in the MADD program and for stopping drunk drivers.

Mayor Willson advised that on Friday morning at the Legion Hall, there will be a breakfast for Veterans from 6:00 a.m. until 10:30 a.m.

7. REPORTS FROM THE CITY ADMINISTRATOR

City Administrator Andy Hixson stated that on October 27 the West County Chamber of Commerce raised over \$50,000 dollars to buy a van for injured Ballwin Officer Mike Flamion.

- a. List of Paid Bills (Warrant dates of October 16 – November 5, 2016)

There were no questions.

8. REPORTS FROM COMMITTEES

- a. Planning and Zoning Commission

Alderman Clement stated there was one case, which was from Dierberg's Market, for a Special Use Permit for a kiosk to sell Starbucks product in their store. It was unanimously supported by the Planning and Zoning Commission, and it will come before the Board of Aldermen at the next meeting.

- b. Homecoming Committee

Alderman Ottenad stated that the Homecoming Committee had a wrap-up meeting on October 19. She said there were 20 Arts and Crafts vendors, and they want to stay open later and they could use more lighting. Over \$1,500 profit was made from the beverage booth, in the committee booth they had 98 sponsors, with 20 being new. She said they sold 2,000 raffle tickets and made \$1,600; the Doggie Paddle Party made over \$2,400, after expenses, and that will stay with Homecoming. There were 29 game and food booths. The City made \$13,800 on the carnival itself.

Alderman Ottenad said the Homecoming Holiday Party will be Sunday, December 4. The next Homecoming Committee meeting will be January 18, 2017.

- c. Manchester Arts

Alderman Stevens advised that the artwork being displayed in the meeting room was supplied by 14 participants from the ArtsFest; they enjoyed it so much that they wanted to have it displayed until February 6. Some of the participants even came to help hang the artwork.

Alderman Stevens stated there are already two shows that are being planned and finalized for next year. There are also two new sculptures up for loan for a two-year program; she urged residents to go to Stoecker Park and Schroeder Park, to walk about the park and view the sculptures. She said the last of the events that took place, the independent film festival, was highly successful; there were three films shown and the films won awards at the St. Louis Showcase Awards.

9. ACTION ON OLD BILLS

- a. BILL # 16-2276 - AN ORDINANCE AMENDING THE CODE OF ORDINANCES RELATING TO THE OFFICE OF DIRECTOR OF PARKS AND RECREATION

Alderman Baumann read for the second time Bill # 16-2276, entitled: "AN ORDINANCE AMENDING ARTICLE VI OF CHAPTER 115 OF THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER, MISSOURI, RELATING TO THE APPOINTIVE OFFICE OF DIRECTOR OF PARKS AND RECREATION", by title only.

Alderman Baumann made the motion that Bill # 16-2276 become Ordinance # 16-2160. The motion was seconded by Alderman Ottenad.

A poll of the Board showed:

Alderman Diehl - aye
Alderman Baumann - aye
Alderman Ottenad - aye
Alderman Clement – aye
Alderman Stevens - aye
Alderman Hamill – aye

Mayor Willson announced the Bill passed with a vote of 6 to 0, with no objections.

- b. Bill # 16-2277 – AN ORDINANCE AMENDING THE CODE OF ORDINANCES RELATING TO THE MANCHESTER ARTS COUNCIL

Alderman Stevens read for the second time Bill # 16-2277, entitled: “AN ORDINANCE AMENDING SECTIONS 235.260 THROUGH 235.290 OF THE CITY OF MANCHESTER CODE OF ORDINANCES RELATING TO THE MANCHESTER ARTS COUNCIL”, by title only.

Alderman Stevens made the motion that Bill # 16-2277 become Ordinance # 16-2161. The motion was seconded by Alderman Hamill.

A pull of the Board showed:

Alderman Baumann - aye
Alderman Otteand - aye
Alderman Clement – aye
Alderman Stevens - aye
Alderman Hamill – aye
Alderman Diehl - aye

Mayor Willson announced the Bill passed with a vote of 6 to 0, with no objections.

10. INTRODUCTION OF NEW BILLS

- a. BILL AMENDING THE CODE REGARDING NUISANCES PERTAINING TO WATER DISCHARGE

Alderman Ottenad introduced Bill # 16-2278, entitled: “AN ORDINANCE AMENDING SECTION 215.010 OF THE CODE OF ORDINANCES RELATING TO NUISANCES”, by title only.

Alderman Clement asked if these two bills have to do with nuisance issues, and what has started the tweaking of them.

City Attorney Gunn replied that it was prompted by numerous complaints the City has received with people allowing water to run off their property either into the street or on sidewalks.

The water freezes and then the streets and sidewalks become dangerous. He added that in the summer, there is a mossy texture to the sidewalk and streets. Attorney Gunn said this is an Ordinance tailored from an Ordinance from the City of Wildwood, where there is a similar Ordinance. It is intended to keep water and other liquids on your private property, not allowing it to drain off their property.

Alderman Clement stated he was aware of where seepage, not from people's homes, actually comes up onto sidewalks. There are residents in his subdivision who have posted signs warning people that the sidewalk might be slippery. He asked if the City will be more aggressive in trying to fix where there is natural seepage.

City Attorney Gunn answered that Alderman Clement should give addresses to Director Bob Ruck as to where those are located.

No further action at this time.

b. BILL AMENDING THE CODE RELATING TO NUISANCES AFFECTING HEALTH

City Attorney Gunn stated that this Bill was precipitated by a change made by the State Legislature.

Alderman Clement introduced Bill # 16-2279, entitled: "AN ORDINANCE AMENDING ARTICLE I OF CHAPTER 215 OF THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER, RELATING TO NUISANCES OCCURRING IN THE CITY OF MANCHESTER", by title only.

No further action at this time.

c. BILL APPROVING A SPECIAL USE PERMIT FOR JASMINE DAY SPA

Alderman Diehl introduced Bill # 16-2280, entitled: "AN ORDINANCE CREATING A SPECIAL USE PERMIT AND GRANTING THE SAME TO LANYU JIANG, d/b/a JASMINE DAY SPA, TO OPERATE A MASSAGE THERAPIST FACILITY AT 14575 MANCHESTER ROAD, AS PROVIDED FOR IN SECTION 405.240(C)(5)(h) OF THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER", by title only.

No further action at this time.

d. BILL AMENDING THE CODE OF ORDINANCES BY PERMITTING MORTUARIES IN THE PLANNED BUSINESS DISTRICT OF THE CITY

Alderman Hamill introduced Bill # 16-2281, entitled: "AN ORDINANCE AMENDING SECTION 405.285.C OF THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER BY ADDING THERETO A NEW SUB-SECTION (19) PERMITTING MORTUARIES IN THE PLANNED BUSINESS DISTRICT OF THE CITY OF MANCHESTER WITH A SPECIAL USE PERMIT", by title only.

No further action at this time.

- e. BILL APPROVING A SPECIAL USE PERMIT FOR ST. LOUIS CREMATION, A MORTUARY, AT 14374 MANCHESTER

Alderman Hamill introduced Bill # 16-2282, entitled: "AN ORDINANCE CREATING A SPECIAL USE PERMIT AND GRANTING THE SAME TO MANCHESTER MORTUARY, LLC TO OPERATE A MORTUARY, WITHOUT A CREMATORIUM, AT 14374 MANCHESTER ROAD, AS PROVIDED FOR IN SECTION 405.285(C)(19) OF THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER", by title only.

No further action at this time.

11. MISCELLANEOUS

a. Comments from the Public

Mr. John Schrader, 804 Windingpath Lane, stated he had a couple questions. He asked if this letter he had referred to earlier was read, why were there at least three aldermen scrambling at the Budget meeting asking City Administrator Hixson: "Where are you finding this?" "Where is this located, we haven't seen it?"

Alderman Ottenad answered that the letter doesn't say specifically where it was found. She thought equipment was taken out, she did not know the numbers that were used were not numbers in regard to the health insurance from the last Ordinance, but what had been used for the budget last year.

Mr. Schrader said what he was trying to find out is that there were at least three people who seemed to be unaware that the letter was even there.

Alderman Ottenad answered that she knew that it was there, but she didn't know where the money was.

Mr. Schrader suggested that with two Board meetings and two Budget meetings, it appeared to be it was a matter of trying to see how annoyed they could get the constituents, and what they could do to the employees. If they knew the money was there, and if they understood what was going on as a Board, he wanted to know why this situation got to the point where it has gotten to.

Alderman Ottenad asked: "Why wouldn't the City administration have told you people that this was given to the Board." In fact she was told that it was read at a staff meeting. She wasn't at the staff meeting, so she doesn't know if that is true. She said sitting up there, she is trying to figure out why all the people were mad if everyone already knew what the members of the Board knew. They just didn't know where it was.

Mr. Schrader asked: "No one could ask anything?" He said that is what he is getting at.

Alderman Clement stated that when they started the budget sessions, they specifically stated at the first meeting that they would see where the budget would end up by the final meeting. He said part of it was they wanted to get to the final ending point.

Mr. Schrader said he was not the only person in this room at the budget meetings who saw the look of surprise and confusion on the faces of the aldermen trying to figure out how this was

done. He doesn't understand why there was nothing said by somebody, whether it be City Administrator Hixson or the members of the Board of Aldermen. He said to allow the confusion and the chaos at the Board meetings was absolutely ridiculous and the most unprofessional thing in a long time.

Alderman Stevens stated that to be fair to everyone, "Comments from the Public" is asking for people to come up and give their comments, and if they want answers to do it as it is handled for the rest of the people. She said there are other people who come up and speak, but the members of the Board do not have an opportunity to exchange, and she thinks that needs to be respected.

12. ADJOURNMENT

At 7:52 p.m., there being no further business, Alderman Clement made the motion to adjourn. The motion was seconded by Alderman Hamill and carried unanimously, without objection. The meeting adjourned at 7:52 p.m.

Respectfully submitted,

Ruth E. Baker, MMC/MPCC
City Clerk

Note: This is a journal of the Board of Aldermen meeting held November 7, 2016 (summary). not a verbatim transcript. If a recording of the meeting is desired, please contact City Hall.



PROCLAMATION

WHEREAS, Dave Tuberty moved into his present home in 1993, in an area that was annexed into the City of Manchester in 1999; and,

WHEREAS, Dave Tuberty received his Bachelor of Science in Business Administration – Accounting Emphasis degree from the University of Missouri in 1991; and,

WHEREAS, Dave Tuberty passed his exam to be a Certified Public Accountant in November, 1990, and is currently licensed in the State of Missouri; and,

WHEREAS, Dave Tuberty became a member of the City of Manchester staff as the City's Director of Finance on January 4, 2010; and,

WHEREAS, Dave Tuberty prepared the City's Comprehensive Annual Financial Report for the fiscal year ended December 31, 2015, and submitted it to the Government Finance Officers Association for review; and,

WHEREAS, the City of Manchester has been awarded for the City's Comprehensive Annual Financial Report the Certificate of Achievement for Excellence in Financial Reporting by the Government Finance Officers Association of the United States and Canada, the highest form of recognition in governmental accounting and financial reporting by a government and its management.

NOW, THEREFORE, I, David L. Willson, by virtue of the authority vested in me as Mayor, on behalf of the members of the Board of Aldermen, the staff, and the citizens of the City of Manchester, take great pleasure in honoring Dave Tuberty on receiving for the City the Certificate of Achievement for Excellence in Financial Reporting.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Manchester, St. Louis County, Missouri to be affixed this 21st day of November, 2016.




David L. Willson, Mayor

ATTEST:


Ruth E. Baker, MMC/MPCC, City Clerk



Manchester, MO

Check Register

Packet: APPKT01281 - Check Run - 20161109

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APBNK-APBNK						
0009	Ameren Missouri	11/09/2016	Regular	0.00	19,673.98	48019
0011	American Carnival Mart	11/09/2016	Regular	0.00	193.12	48020
1516	Aramark	11/09/2016	Regular	0.00	459.85	48021
1029	Aramark Uniform Services	11/09/2016	Regular	0.00	130.15	48022
0047	Barnes Care	11/09/2016	Regular	0.00	96.00	48023
0761	Brownell's Inc.	11/09/2016	Regular	0.00	581.75	48024
0964	Capital One Commercial	11/09/2016	Regular	0.00	127.98	48025
1227	Capitol Plaza Hotel	11/09/2016	Regular	0.00	363.80	48026
0073	City Lighting Products	11/09/2016	Regular	0.00	460.00	48027
1970	Copying Concepts	11/09/2016	Regular	0.00	194.00	48028
2074	David Willson	11/09/2016	Regular	0.00	47.52	48029
1301	Deep Kleen and Maintenance, LLC	11/09/2016	Regular	0.00	1,850.00	48030
1832	Escrow Refund	11/09/2016	Regular	0.00	86.09	48031
2793	Family Support Division	11/09/2016	Regular	0.00	93.75	48032
2173	Family Support Payment Center	11/09/2016	Regular	0.00	213.70	48033
2173	Family Support Payment Center	11/09/2016	Regular	0.00	400.00	48034
1033	GFOA of St. Louis	11/09/2016	Regular	0.00	34.00	48035
0926	Greenscape Gardens	11/09/2016	Regular	0.00	908.91	48036
1031	Horner & Shifrin, Inc.	11/09/2016	Regular	0.00	1,999.38	48037
0903	K & K Supply	11/09/2016	Regular	0.00	159.70	48038
2825	LEAF	11/09/2016	Regular	0.00	614.72	48039
0658	Marilyn Ottenad	11/09/2016	Regular	0.00	179.52	48040
1087	Menards	11/09/2016	Regular	0.00	9.12	48041
1261	Midwest Elevator Co., Inc.	11/09/2016	Regular	0.00	378.62	48042
0182	Missouri Lawyers Media	11/09/2016	Regular	0.00	22.04	48043
2540	NAPA Auto Parts	11/09/2016	Regular	0.00	56.61	48044
2832	Pac-Van, Inc.	11/09/2016	Regular	0.00	270.00	48045
0141	Patrick R. Gunn	11/09/2016	Regular	0.00	3,225.00	48046
2747	Phillips 66 CO./SYNCB	11/09/2016	Regular	0.00	75.22	48047
2823	Raineri Construction, LLC	11/09/2016	Regular	0.00	9,692.60	48048
0279	Rejis Commission	11/09/2016	Regular	0.00	2,632.11	48049
0285	Sam's Club / GECF	11/09/2016	Regular	0.00	532.35	48050
2098	Scott's Power Equipment, Inc.	11/09/2016	Regular	0.00	58.22	48051
2772	Shred-it USA,, LLC	11/09/2016	Regular	0.00	161.05	48052
1201	St. Louis Safety, Inc.	11/09/2016	Regular	0.00	77.24	48053
2350	Stock & Associates Consulting Engin	11/09/2016	Regular	0.00	700.00	48054
2816	Super City Dots, LLC	11/09/2016	Regular	0.00	382.08	48055
1945	Supreme Turf Products	11/09/2016	Regular	0.00	198.00	48056
0324	Terrafl Incorporated	11/09/2016	Regular	0.00	48.00	48057
2815	The Hartford	11/09/2016	Regular	0.00	1,024.72	48058
2549	Tim Westerhold	11/09/2016	Regular	0.00	505.00	48059
1652	Tope Plumbing, Inc.	11/09/2016	Regular	0.00	6,805.00	48060
0310	Treasurer, St. Louis County	11/09/2016	Regular	0.00	286.50	48061
0337	Valley Material	11/09/2016	Regular	0.00	447.50	48062

Check Register

Packet: APPKT01281-Check Run - 20161109

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
0338	Vermeer Sales & Service M.I., Inc.	11/09/2016	Regular	0.00	260.92	48063

Bank Code APBNK Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	68	45	0.00	56,715.82
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	68	45	0.00	56,715.82



Manchester, MO

Check Register

Packet: APPKT01287 - Check Run - 20161116

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APBNK-APBNK						
0010	Ameren Missouri	11/16/2016	Regular	0.00	131.08	48064
1029	Aramark Uniform Services	11/16/2016	Regular	0.00	115.80	48065
0299	AT&T	11/16/2016	Regular	0.00	271.30	48066
0047	Barnes Care	11/16/2016	Regular	0.00	204.00	48067
0050	Blue Chip Exterminating, Inc.	11/16/2016	Regular	0.00	89.00	48068
2215	Bradford Systems Corporation	11/16/2016	Regular	0.00	71.00	48069
2873	Carol Sue Horstman	11/16/2016	Regular	0.00	500.00	48070
0395	City of Chesterfield	11/16/2016	Regular	0.00	19,899.75	48071
0949	Code 3, Inc.	11/16/2016	Regular	0.00	174.00	48072
1970	Copying Concepts	11/16/2016	Regular	0.00	194.00	48073
0093	Curtis, Heinz, Garrett & O'Keefe, P.C	11/16/2016	Regular	0.00	100.00	48074
2850	David W. Dial Architects, P.C.	11/16/2016	Regular	0.00	1,130.00	48075
2752	E-conolight, LLC	11/16/2016	Regular	0.00	209.77	48076
0113	Erb Equipment Company, Inc.	11/16/2016	Regular	0.00	63.82	48077
2702	General Code	11/16/2016	Regular	0.00	1,038.32	48078
1965	Graybar Electric Company, Inc.	11/16/2016	Regular	0.00	450.00	48079
1727	John Fabick Tractor Co.	11/16/2016	Regular	0.00	83.80	48080
0903	K & K Supply	11/16/2016	Regular	0.00	141.41	48081
0874	Lawson Products, Inc.	11/16/2016	Regular	0.00	127.31	48082
0183	Leon Uniform	11/16/2016	Regular	0.00	136.00	48083
2176	MAILFINANCE	11/16/2016	Regular	0.00	496.35	48084
1087	Menards	11/16/2016	Regular	0.00	2.97	48085
0205	Midwest Systems Truck Equipment	11/16/2016	Regular	0.00	94.00	48086
2192	Missouri Department of Revenue	11/16/2016	Regular	0.00	35.00	48087
0092	Northwest Automotive & Croft Trail	11/16/2016	Regular	0.00	157.90	48088
0643	NuWay Concrete Forms, Inc.	11/16/2016	Regular	0.00	348.75	48089
2079	Ozarc/Gas Equipment & Supply, Inc.	11/16/2016	Regular	0.00	21.50	48090
0268	Praxair Distribution Inc.	11/16/2016	Regular	0.00	98.25	48091
2870	Progressive Business Equipment, Inc	11/16/2016	Regular	0.00	773.60	48092
2038	Southern Computer Warehouse	11/16/2016	Regular	0.00	498.54	48093
1201	St. Louis Safety, Inc.	11/16/2016	Regular	0.00	157.95	48094
2350	Stock & Associates Consulting Engin	11/16/2016	Regular	0.00	530.00	48095
1945	Supreme Turf Products	11/16/2016	Regular	0.00	80.00	48096
1277	Taser International	11/16/2016	Regular	0.00	7,037.81	48097
0324	Terrafl Incorporated	11/16/2016	Regular	0.00	341.00	48098
2871	Thermal Mechanics, Inc.	11/16/2016	Regular	0.00	401.40	48099
1652	Tope Plumbing, Inc,	11/16/2016	Regular	0.00	5,325.00	48100
0337	Valley Material	11/16/2016	Regular	0.00	2,046.50	48101

Bank Code APBNK Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	55	38	0.00	43,576.88
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	55	38	0.00	43,576.88



Manchester, MO

Board Approval Report

By Vendor Name

Payment Dates 11/06/2016 - 11/12/2016

Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Amount
Vendor: 0009 - Ameren Missouri	0341004013 - 11/2/16	Lighting Service - 10/01-11/01/16	Lighting Service - 10/01-11/01/16	Street Lighting	10-470-4236	11/02/2016	19,673.98
Vendor: 0011 - American Carnival Mart	174245	Asst. prizes for Halloween Festival	Star sunglasses, glow green & purple bracelets	Program Supplies	10-460-4210	10/17/2016	25.80
11/09/2016	174245	Asst. prizes for Halloween Festival	4"x4"x4" Box, Plastic paint can, round glasses	Program Supplies	10-460-4210	10/17/2016	25.44
11/09/2016	174245	Asst. prizes for Halloween Festival	Monster teeth, Mini bubbles, clapping hands	Program Supplies	10-460-4210	10/17/2016	30.60
11/09/2016	174245	Asst. prizes for Halloween Festival	Goofy Smile Face Stickers, Spider Rings, Pencils	Program Supplies	10-460-4210	10/17/2016	12.65
11/09/2016	174245	Asst. prizes for Halloween Festival	42" Twist Blk/Org Beads, Inflate Witch hat ring toss	Program Supplies	10-460-4210	10/17/2016	23.58
11/09/2016	174245	Asst. prizes for Halloween Festival	Rock Star Note book, Money notebook, lizards	Program Supplies	10-460-4210	10/17/2016	31.85
11/09/2016	174245	Asst. prizes for Halloween Festival	Finger-gid Martian, Halloween Bears, Emoji Pillo	Program Supplies	10-460-4210	10/17/2016	43.20
Vendor: 1029 - Aramark Uniform Services	311710908	Uniforms Cleaned, Mats&Shop Towels, Mats- 11/2/16	Mats - 11/2/16	Uniforms & Equipment	10-460-4160	11/02/2016	9.50
11/09/2016	311710908	Uniforms Cleaned, Mats&Shop Towels, Mats- 11/2/16	Uniforms Cleaned - 11/2/16	Uniforms & Equipment	10-470-4160	11/02/2016	86.70
11/09/2016	311710908	Uniforms Cleaned, Mats&Shop Towels, Mats- 11/2/16	Mats & Shop Towels- 11/2/1	Building - Maintenance & Re	10-470-4295	11/02/2016	33.95
Vendor: 1516 - Aramark	17071953 - #756325	Shirts, pants, jacket, overall, coat, fleece pullov	Shirts, pants, jacket, overall, coat, fleece pullov	Uniforms & Equipment	10-460-4160	10/17/2016	459.85
11/09/2016						Vendor 1516 - Aramark Total:	459.85
Vendor: 0009 - Ameren Missouri Total:						Vendor 0011 - American Carnival Mart Total:	193.12
Vendor: 1029 - Aramark Uniform Services Total:						Vendor 1029 - Aramark Uniform Services Total:	130.15

Board Approval Report

Payment Dates: 11/06/2016 - 11/12/2016

Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Amount
Vendor: 0047 - Barnes Care							
11/09/2016	00552531-00	Random drug testing - 10/21/16 - K. Brady	Random drug testing - 10/21/16 - K. Brady	Professional Fees	10-420-4165	10/25/2016	96.00
						Vendor 0047 - Barnes Care Total:	96.00
Vendor: 0761 - Brownell's Inc.							
11/09/2016	13123507.00	(6) Glock Low TFO Green/Yellow	(6) Glock Low TFO Green/Yellow	Field Supplies	10-440-4220	10/17/2016	581.75
						Vendor 0761 - Brownell's Inc. Total:	581.75
Vendor: 0964 - Capital One Commercial							
11/09/2016	xxxx xxxx xxx7 9245-10/26/1	COSTCO charges - Oct.	Keurig machine & Coffee for performances	Miscellaneous	85-485-4325	10/26/2016	127.98
						Vendor 0964 - Capital One Commercial Total:	127.98
Vendor: 1227 - Capitol Plaza Hotel							
11/09/2016	(5)Nights Lodging - C. Smith	(5)Nights Lodging 11/13-17/16 Training C. Smith	(5)Nights Lodging-11/13-17/16 Training C. Smith	Training	10-440-4130	11/13/2016	363.80
						Vendor 1227 - Capitol Plaza Hotel Total:	363.80
Vendor: 0073 - City Lighting Products							
11/09/2016	5948061	(3) Replacement lamps - Manchester Rd. Lighting	(3) Replacement lamps - Manchester Rd. Lighting	Streets - Maintenance & Rep	10-470-4310	10/20/2016	460.00
						Vendor 0073 - City Lighting Products Total:	460.00
Vendor: 1970 - Copying Concepts							
11/09/2016	1270947	Copier Lease - Parks - 10/01-10/31/16	Copier Lease - Parks - 10/01-10/31/16	Equipment Rental	10-425-4280	10/03/2016	194.00
						Vendor 1970 - Copying Concepts Total:	194.00
Vendor: 2074 - David Willson							
11/09/2016	Mileage - Oct.2016	Oct. Mileage Reimb. - Mayor Willson	Oct. Mileage Reimb. - Mayor Willson	Mileage	10-410-4176	11/04/2016	47.52
						Vendor 2074 - David Willson Total:	47.52
Vendor: 1301 - Deep Kleen and Maintenance, LLC							
11/09/2016	2016-510	Janitorial services - Oct.	Janitorial services - Oct.	Building - Maintenance & Re	10-470-4295	11/01/2016	1,850.00
						Vendor 1301 - Deep Kleen and Maintenance, LLC Total:	1,850.00
Vendor: 1832 - Escrow Refund							
11/09/2016	DeBrecht Homes - Villas @H	Bal.of Escrow Deposit Refund for Villas@Hanna Be	Bal.of Escrow Deposit Refund for Villas@Hanna Be	Escrow - Misc Projects	10-200-2110	11/08/2016	86.09
						Vendor 1832 - Escrow Refund Total:	86.09
Vendor: 1033 - GFOA of St. Louis							
11/09/2016	Nov '16 Mtg - (2) Lunches	GFOA Lunch/Mtg - 11/9/16 - C. Sweeney,D Tuberty	GFOA Lunch/Mtg - 11/9/16 - C. Sweeney,D Tuberty	Travel/Meetings	10-430-4175	11/07/2016	34.00
						Vendor 1033 - GFOA of St. Louis Total:	34.00

Board Approval Report

Payment Dates: 11/06/2016 - 11/12/2016

Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Amount
Vendor: 0926 - Greenscape Gardens							
11/09/2016	332926	Trees & Shrubs for planting at Villas @ Hanna Bend	Trees & Shrubs for planting at Villas @ Hanna Bend	Escrow - Misc Projects	10-200-2110	10/21/2016	908.91
						Vendor 0926 - Greenscape Gardens Total:	908.91
Vendor: 1031 - Horner & Shifrin, Inc.							
11/09/2016	52091	Engineering Services - 9/1-9/30/16	General Engineering Services - 9/1-9/30/16	Professional Fees	10-420-4165	10/24/2016	104.00
11/09/2016	52091	Engineering Services - 9/1-9/30/16	Engineer - Hanna Rd. Asphalt Project - 9/1-9/30/16	Concrete Street Replacement	50-470-6310	10/24/2016	797.88
11/09/2016	52091	Engineering Services - 9/1-9/30/16	Engineer Street Inventory/Assessment - 9/1-9/30/16	Concrete Street Replacement	50-470-6310	10/24/2016	1,097.50
						Vendor 1031 - Horner & Shifrin, Inc. Total:	1,999.38
Vendor: 0903 - K & K Supply							
11/09/2016	39985	(4)Scraper blades for Wacker RD880 asphalt roller	(4)Scraper blades for Wacker RD880 asphalt roller	Equipment - Maintenance &	10-470-4290	10/20/2016	94.08
11/09/2016	41263	(2)Engine stop switches Stihl leaf blowers & tools	(2)Engine stop switches Stihl leaf blowers	Equipment - Maintenance &	10-470-4290	10/14/2016	6.96
11/09/2016	41263	(2)Engine stop switches Stihl leaf blowers & tools	(2)16"x3 1/8" Float,(2)16"x6" Edger - Concrete tool	Small Tools & Equipment	10-470-4320	10/14/2016	58.66
						Vendor 0903 - K & K Supply Total:	159.70
Vendor: 2825 - LEAF							
11/09/2016	6885231	Xerox Workcenter chgs - City Hall - Nov.	Xerox Workcenter chgs - City Hall - Nov.	Equipment Rental	10-425-4280	10/25/2016	405.47
11/09/2016	6885232	Xerox Copier Lease - Police Facility - Nov.	Xerox Copier Lease - Police Facility - Nov.	Equipment Rental	10-425-4280	10/25/2016	209.25
						Vendor 2825 - LEAF Total:	614.72
Vendor: 0658 - Marilyn Ottenad							
11/09/2016	Meal Reimb. 6/9/16	Reimb. M. Ottenad for Meal at Conf. - 6/9/16	Reimb. M. Ottenad for Meal at Conf. - 6/9/16	Travel/Meetings	10-410-4175	07/01/2016	17.00
11/09/2016	MML Conf. Exp. Reimb.	Reimb for Meals & Mileage - MML Elected Officials	Reimb for Meals & Mileage - MML Elected Officials	Travel/Meetings	10-410-4175	06/21/2016	162.52
						Vendor 0658 - Marilyn Ottenad Total:	179.52
Vendor: 1087 - Menards							
11/09/2016	72551 - 9/16/16	(2) 96" T12 Tube Guard light cover for elevator	(2) 96" T12 Tube Guard light cover for elevator	Building - Maintenance & Re	10-470-4295	10/01/2016	9.12
						Vendor 1087 - Menards Total:	9.12
Vendor: 1261 - Midwest Elevator Co., Inc.							
11/09/2016	58382	Nov. Elevator Maintenance Chg.- Police Facility	Nov. Elevator Maintenance Chg.- Police Facility	Building - Maintenance & Re	10-470-4295	11/01/2016	266.90
11/09/2016	58383	Chair Lift Maintenance - Nov. - City Hall	Chair Lift Maintenance - Nov. - City Hall	Building - Maintenance & Re	10-470-4295	11/01/2016	111.72
						Vendor 1261 - Midwest Elevator Co., Inc. Total:	378.62

Board Approval Report

Payment Dates: 11/06/2016 - 11/12/2016				Post Date	Amount
Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number
Vendor: 0182 - Missouri Lawyers Media					
11/09/2016	743005824	Ad for Public Hearing Notice on 11/21/16 - Dierbergs	Ad for Public Hearing Notice on 11/21/16 - Dierbergs	Newspaper Notices	10-420-4185
Vendor 0182 - Missouri Lawyers Media Total:					22.04
Vendor: 2540 - NAPA Auto Parts					
11/09/2016	163402	(12) Blade fuses - stock	(12) Blade fuses - stock	Vehicle - Maintenance & Rep	10-470-4285
11/09/2016	164003	(2) Qt. Brakefluid for equipment	(2) Qt. Brakefluid for equipment	Equipment - Maintenance &	10-460-4290
11/09/2016	164529	Duck bill chrome 16A Toggle 2 position, push butto	Duck bill chrome 16A Toggle 2 position, push butto	Equipment - Maintenance &	10-460-4290
11/09/2016	165563	Heat shrink tubing, Fuse shop supplies	Heat shrink tubing, Fuse shop supplies	Field Supplies	10-470-4220
Vendor 2540 - NAPA Auto Parts Total:					56.61
Vendor: 2832 - Pac-Van, Inc.					
11/09/2016	3550046	Pac-Van 12'x30' Wide Open Office-10/19-11/18/16	Pac-Van 12'x30' Wide Open Office	Building & Site Improvement	60-460-6210
Vendor 2832 - Pac-Van, Inc. Total:					270.00
Vendor: 0141 - Patrick R. Gunn					
11/09/2016	Oct.'16 Excess Retainer	October Excess Retainer - City Atty.	October Excess Retainer - City Atty.	Professional Fees	10-420-4165
Vendor 0141 - Patrick R. Gunn Total:					3,225.00
Vendor: 2747 - Phillips 66 CO./SYNCB					
11/09/2016	xxxx xxxx xxxx-7023 - 10/25/16	Gas in Cans - October	Gas in Cans - October	Gas & Oil	10-460-4315
11/09/2016	xxxx xxxx xxxx-7023 - 10/25/16	Gas in Cans - October	Gas in Cans - October	Gas & Oil	10-470-4315
Vendor 2747 - Phillips 66 CO./SYNCB Total:					75.22
Vendor: 2823 - Rainier Construction, LLC					
11/09/2016	App#2	All Work Needed to Renovate Park Office Bldg - O	All Work Needed to Renovate Park Office Bldg	Building & Site Improvement	60-460-6210
Vendor 2823 - Rainier Construction, LLC Total:					9,692.60
Vendor: 0279 - Rejis Commission					
11/09/2016	INV0050520 - 9/30/16	Rejis Facility Team Support - 9/30/16	Rejis Facility Team Support - 9/30/16	REJIS Expenses	10-425-4345
11/09/2016	INV0050706	ASA 5505 Maintenance Annual Fee	ASA 5505 Maintenance Annual Fee	REJIS Expenses	10-425-4345
11/09/2016	INV0050707	Sprint Data Lines, Rejis Fees - Oct.	VPN Conn., Access Fee, PIX Firewall, Charter - Oct.	REJIS Expenses	10-425-4345
11/09/2016	INV0050707	Sprint Data Lines, Rejis Fees - Oct.	Sprint Data Lines - Oct.	Telephone	10-440-4245
Vendor 0279 - Rejis Commission Total:					2,632.11
Vendor: 0285 - Sam's Club / GEFC					
11/09/2016	00886	(2) Cases bottled water	(2) Cases bottled water	Miscellaneous	10-470-4325
11/09/2016	01088	(2) Cases Bottled Water	(2) Cases Bottled Water	Miscellaneous	10-470-4325
11/09/2016	02160	(2) Cases Bottled Water	(2) Cases Bottled Water	Miscellaneous	10-470-4325

Board Approval Report

Payment Dates: 11/06/2016 - 11/12/2016

Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Amount
11/09/2016	02351	(2) Cases Soda for machines	(2) Cases Soda for machines	Miscellaneous	10-470-4325	10/19/2016	20.96
11/09/2016	02506	Writing pads, (2)Terry cleaning towels, (2)pkgCups	Writing pads, (2)Terry cleaning towels, (2)pkgCups	Field Supplies	10-470-4220	10/20/2016	59.48
11/09/2016	03164	Booth & Vendor Supplies for ArtsFest	(5)Cases Water, Bananas, (3) ADOnuts,(3)Brownies	Program Supplies	85-485-4210	10/07/2016	101.60
11/09/2016	03594	(4) Cases Bottled Water	(4) Cases Bottled Water	Miscellaneous	10-470-4325	10/25/2016	11.96
11/09/2016	04029	Ham&Cheese Hot Pockets - Prisoner Meals	Ham&Cheese Hot Pockets - Prisoner Meals	Prisoner Expense	10-440-4335	10/12/2016	12.24
11/09/2016	07610	Returned excess asst candy - Halloween Festival	Returned excess asst candy - Halloween Festival	Program Supplies	10-460-4210	10/25/2016	-216.41
11/09/2016	07958	Asst Candy, Hotdogs, Buns - Halloween Festival	Asst Candy, Hotdogs, Buns - Halloween Festival	Program Supplies	10-460-4210	10/20/2016	395.88
11/09/2016	08329	(2) Cases Water, (2) 13 Gal Trash Bags	(2) 13 Gal Trash Bags	Building - Maintenance & Re	10-470-4295	09/30/2016	24.76
11/09/2016	08329	(2) Cases Water, (2) 13 Gal Trash Bags	(2) Cases Water	Miscellaneous	10-470-4325	09/30/2016	5.98
11/09/2016	09970	(3)8x White Spons, (3) Coffee, 10" plates, Bowl's	(3)8x White Spons, (3) Coffee, 10" plates, Bowl's	Office Supplies	10-420-4215	10/26/2016	97.96
Vendor 2098 - Scott's Power Equipment, Inc.							532.35
11/09/2016	116911A	Shop materials for Wheel motor on Ferris mower	Shop materials for Wheel motor on Ferris mower	Equipment - Maintenance &	10-460-4290	10/18/2016	58.22
Vendor 2772 - Shred-it USA,, LLC							58.22
11/09/2016	8121076403	Shredding Services - Park Dept. - Oct.	Shredding Services - Park Dept. - Oct.	Equipment - Maintenance &	10-425-4290	10/22/2016	37.45
11/09/2016	8121076733	Shredding Services - City Hall - Oct.	Shredding Services - City Hall - Oct.	Equipment - Maintenance &	10-425-4290	10/22/2016	61.80
11/09/2016	8121076734	Shredding Services - Police Facility - Oct.	Shredding Services - Police Facility - Oct.	Equipment - Maintenance &	10-425-4290	10/22/2016	61.80
Vendor 1201 - St. Louis Safety, Inc.							161.05
11/09/2016	558577	First aid Box items.	Touch-Down Antacid 100/Bx	Field Supplies	10-470-4220	10/19/2016	6.44
11/09/2016	558577	First aid Box items.	Non-Aspirin Max. Strength 100/Bx	Field Supplies	10-470-4220	10/19/2016	12.60
11/09/2016	558577	First aid Box items.	Alcohol wipes 50/box	Field Supplies	10-470-4220	10/19/2016	11.52
11/09/2016	558577	First aid Box items.	Splinter-out probes 10/bx	Field Supplies	10-470-4220	10/19/2016	10.00
11/09/2016	558577	First aid Box items.	Sine-ez Tabs 100/bx	Field Supplies	10-470-4220	10/19/2016	22.60
11/09/2016	558577	First aid Box items.	Tribiotic Ointment Bx	Field Supplies	10-470-4220	10/19/2016	14.08
Vendor 1201 - St. Louis Safety, Inc. Total:							77.24
Vendor 2350 - Stock & Associates Consulting Engineers, Inc.							700.00
11/09/2016	63228	Construction Inspection Services - Chadwick Sub.	Construction Inspection Services - Chadwick Sub.	Storm Water Projects	60-470-6510	11/03/2016	700.00
Vendor 2350 - Stock & Associates Consulting Engineers, Inc. Total:							700.00

Board Approval Report

Payment Dates: 11/06/2016 - 11/12/2016

Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Amount
Vendor: 2816 - Super City Dots, LLC							
11/09/2016	1160729601 - 7/29/16	(8) Cases Asst Dippin' Dots	(8) Cases Asst Dippin' Dots	Concession Supplies	10 450-4230	10/01/2016	382.08
						Vendor 2816 - Super City Dots, LLC Total:	382.08
Vendor: 1945 - Supreme Turf Products							
11/09/2016	IN138615	(2)50lb Bag 80%Fescue20% Rye,(2)18-24-12 Fertilizer	(2)50lb Bag 80%Fescue20% Rye,(2)18-24-12 Fertilizer	Concrete Street Replacemen	50-470-6310	10/14/2016	198.00
						Vendor 1945 - Supreme Turf Products Total:	198.00
Vendor: 0324 - Terrafil Incorporated							
11/09/2016	0000013233	(1) Load Clean Fill to Landfill - Sidewalks	(1) Load Clean Fill to Landfill - Sidewalks	Concrete Sidewalk Replacem	50 470 6320	10/14/2016	48.00
						Vendor 0324 - Terrafil Incorporated Total:	48.00
Vendor: 2815 - The Hartford							
11/09/2016	080040811861	Life & ADD Premium - Nov.	Life & ADD Premium - Nov.	Life Insurance	10-420-4145	11/01/2016	57.64
11/09/2016	080040811861	Life & ADD Premium - Nov.	Life & ADD Premium - Nov.	Life Insurance	10 430-4145	11/01/2016	29.82
11/09/2016	080040811861	Life & ADD Premium - Nov.	Life & ADD Premium - Nov.	Life Insurance	10-440-4145	11/01/2016	564.83
11/09/2016	080040811861	Life & ADD Premium - Nov.	Life & ADD Premium - Nov.	Life Insurance	10-460-4145	11/01/2016	110.80
11/09/2016	080040811861	Life & ADD Premium - Nov.	Life & ADD Premium - Nov.	Life Insurance	10-470 4145	11/01/2016	183.96
11/09/2016	080040811861	Life & ADD Premium - Nov.	Life & ADD Premium - Nov.	Life Insurance	10 475-4145	11/01/2016	43.21
11/09/2016	080040811861	Life & ADD Premium - Nov.	Life & ADD Premium - Nov.	Life Insurance	10 480-4145	11/01/2016	34.46
						Vendor 2815 - The Hartford Total:	1,024.72
Vendor: 2549 - Tim Westerhold							
11/09/2016	673148	Plantings at Villas at Hannah Bend Ct.	Plantings at Villas at Hannah Bend Ct.	Escrow - Misc Projects	10-200-2110	11/01/2016	505.00
						Vendor 2549 - Tim Westerhold Total:	505.00
Vendor: 1652 - Tope Plumbing, Inc.							
11/09/2016	10/8192	1630 Award - Sewer Repair	1630 Award - Sewer Repair	Capital Improvement	70-470-4500	10/31/2016	2,420.00
11/09/2016	108161	890 Sugar Hill - Sewer Repair	890 Sugar Hill - Sewer Repair	Capital Improvement	70 470-4500	10/27/2016	4,385.00
						Vendor 1652 - Tope Plumbing, Inc. Total:	6,805.00
Vendor: 0310 - Treasurer, St. Louis County							
11/09/2016	T10301600094003	(3) House Inspections	(3) House Inspections	Professional Fees	10-475-4165	10/30/2016	286.50
						Vendor 0310 - Treasurer, St. Louis County Total:	286.50
Vendor: 0337 - Valley Material							
11/09/2016	160954	(5.0)CuYds 6SK Meramec "C" Asphalt, 1/2% Chlor.	(5.0)CuYds 6SK Meramec "C" Asphalt, 1/2% Chlor.	Concrete Sidewalk Replacem	50-470-6320	10/17/2016	447.50
						Vendor 0337 - Valley Material Total:	447.50
Vendor: 0338 - Vermeer Sales & Service M.I., Inc.							
11/09/2016	533315	Replace reversing switch - brushchipper	Replace reversing switch - brushchipper	Equipment - Maintenance &	10 470-4290	10/17/2016	260.92
						Vendor 0338 - Vermeer Sales & Service M.I., Inc. Total:	260.92
						Grand Total:	56,008.37



Manchester, MO

Board Approval Report

By Vendor Name

Payment Dates 11/13/2016 - 11/19/2016

Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Amount
Vendor: 0010 - Ameren Missouri							
11/16/2016	1359097012 - 11/10/16	Service to Park Maint. - 10/10-11/08/16	Service to Park Maint. - 10/10-11/08/16	Electric	10-460-4235	11/10/2016	91.75
11/16/2016	1755105002 - 11/08/16	Service to 910 Hazelfalls Dr. - 10/10-11/08/16	Service to 910 Hazelfalls Dr. - 10/10-11/08/16	Electric	10-460-4235	11/10/2016	12.61
11/16/2016	9852605111 - 11/08/16	Service to fountain at Park Entr. - 10/10-11/8/16	Service to fountain at Park Entr. - 10/10-11/8/16	Electric	10-460-4235	11/10/2016	26.72
Vendor 0010 - Ameren Missouri Total:							131.08
Vendor: 1029 - Aramark Uniform Services							
11/16/2016	311736086	Uniforms Cleaned, Mats & Shop Towels, Mats - 11/9/16	Mats - 11/9/16	Uniforms & Equipment	10-460-4160	11/09/2016	9.50
11/16/2016	311736086	Uniforms Cleaned, Mats & Shop Towels, Mats - 11/9/16	Uniforms Cleaned - 11/9/16	Uniforms & Equipment	10-470-4160	11/09/2016	72.35
11/16/2016	311736086	Uniforms Cleaned, Mats & Shop Towels, Mats - 11/9/16	Mats & Shop Towels - 11/9/1	Building - Maintenance & Re	10-470-4295	11/09/2016	33.95
Vendor 1029 - Aramark Uniform Services Total:							115.80
Vendor: 0299 - AT&T							
11/16/2016	314-A73-06908624 - 10/25/11/24/16	Phone service 10/25-11/24/16	Phone service 10/25-11/24/16	Telephone	10-420-4245	10/25/2016	271.30
Vendor 0299 - AT&T Total:							271.30
Vendor: 0047 - Barnes Care							
11/16/2016	00552783-00	Annual Random Drug Testing Program Renewal - 2017	Annual Random Drug Testing Program Renewal - 2017	Professional Fees	10-420-4165	10/24/2016	110.00
11/16/2016	00554009-00	Random Drug Testing - 10/31/16 - K. Brady	Random Drug Testing - 10/31/16 - K. Brady	Professional Fees	10-420-4165	10/31/2016	94.00
Vendor 0047 - Barnes Care Total:							204.00
Vendor: 0050 - Blue Chip Exterminating, Inc.							
11/16/2016	9185622	Gen. Pest & Rodent Control - Police Facility - Nov	Gen. Pest & Rodent Control - Police Facility - Nov	Building - Maintenance & Re	10-470-4295	11/01/2016	89.00
Vendor 0050 - Blue Chip Exterminating, Inc. Total:							89.00
Vendor: 2215 - Bradford Systems Corporation							
11/16/2016	27068-1	1 Yr Net Labels Internet support & Maint. Subscrip	1 Yr Net Labels Internet support & Maint. Subscrip	Office Supplies	10-480-4215	10/31/2016	71.00
Vendor 2215 - Bradford Systems Corporation Total:							71.00

Board Approval Report

Payment Dates: 11/13/2016 - 11/19/2016

Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Amount
Vendor: 2873 - Carol Sue Horstman							
11/16/2016	2 Yr. Sculpture Loan Fee	2 yr Sculpture loan fee - "Book of Knowledge"	2 yr Sculpture loan fee - "Book of Knowledge"	Public Relations	85-485-4170	11/15/2016	500.00
Vendor 2873 - Carol Sue Horstman Total:							500.00
Vendor: 0395 - City of Chesterfield							
11/16/2016	Bal. of Salt Purch - Oct '16	Balance of Fall Road salt purchase over PO amount	Balance of Fall Road salt purchase over PO amount	Streets - Maintenance & Rep	10-470-4310	10/25/2016	207.75
11/16/2016	IN122003-25	404 22 Tons Road Salt Purchase - Fall 2016	Road Salt Purchase - Fall 201	Streets - Maintenance & Rep	10-470-4310	10/25/2016	19,692.00
Vendor 0395 - City of Chesterfield Total:							19,899.75
Vendor: 0949 - Code 3, Inc.							
11/16/2016	1108578 RI	MC Siren Box Repair	MC Siren Box Repair	Equipment - Maintenance &	10-470-4290	10/26/2016	174.00
Vendor 0949 - Code 3, Inc. Total:							174.00
Vendor: 1970 - Copying Concepts							
11/16/2016	1293218	Copier lease - Parks - 11/01-11/30/16	Copier lease - Parks - 11/01-11/30/16	Equipment Rental	10-425-4280	11/01/2016	194.00
Vendor 1970 - Copying Concepts Total:							194.00
Vendor: 0093 - Curtis, Heinz, Garrett & O'Keefe, P.C.							
11/16/2016	121456	Review & RVS Tower Reg Update Ordinance	Review & RVS Tower Reg Update Ordinance	Professional Fees	10-420-4165	11/02/2016	100.00
Vendor 0093 - Curtis, Heinz, Garrett & O'Keefe, P.C. Total:							100.00
Vendor: 2850 - David W. Dial Architects, P.C.							
11/16/2016	3297	Architectural & Structural Eng Services PE 10/23/16	Architectural & Structural Engineering Services	Building & Site Improvement	50-470-6210	10/27/2016	1,130.00
Vendor 2850 - David W. Dial Architects, P.C. Total:							1,130.00
Vendor: 2752 - E-conolight, LLC							
11/16/2016	656146	(3)W-PCK 14 150 PSMI QD BZ bulbs	(3)W-PCK 14 150 PSMI QD BZ bulbs	Building - Maintenance & Re	10-460-4295	10/31/2016	209.77
Vendor 2752 - E-conolight, LLC Total:							209.77
Vendor: 0113 - Erb Equipment Company, Inc.							
11/16/2016	189189	Lock nut, mower deck roller, stud - JD 1445 Mower	Lock nut, mower deck roller, stud - JD 1445 Mower	Equipment - Maintenance &	10-470-4290	10/28/2016	63.82
Vendor 0113 - Erb Equipment Company, Inc. Total:							63.82
Vendor: 2702 - General Code							
11/16/2016	PG000010080	42 Suppl. Text & Index pages to Code	42 Suppl. Text & Index pages to Code	Miscellaneous	10-420-4325	10/24/2016	1,038.32
Vendor 2702 - General Code Total:							1,038.32
Vendor: 1965 - Graybar Electric Company, Inc.							
11/16/2016	987842486	(60) Omni Cable - blk	(60) Omni Cable - blk	Equipment - Maintenance &	10-460-4290	10/17/2016	450.00
Vendor 1965 - Graybar Electric Company, Inc. Total:							450.00

Board Approval Report

Payment Dates: 11/13/2016 - 11/19/2016

Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Amount
Vendor: 1727 - John Fabick Tractor Co.							
11/16/2016	PIFE1399492	Engine Safety shut off switch - brush chipper	Engine Safety shut off switch - brush chipper	Equipment - Maintenance &	10-470-4290	10/23/2016	83.80
Vendor 1727 - John Fabick Tractor Co. Total:							83.80
Vendor: 0903 - K & K Supply							
11/16/2016	42610	Ignition switch for Wacker RD880 asphalt roller	Ignition switch for Wacker RD880 asphalt roller	Equipment - Maintenance &	10-470-4290	10/21/2016	29.41
11/16/2016	43151	(200)15" Keyway stakes - Concrete street slab work	(200)15" Keyway stakes - Concrete street slab work	Concrete Street Replacement	50-470-6310	10/25/2016	112.00
Vendor 0903 - K & K Supply Total:							141.41
Vendor: 0874 - Lawson Products, Inc.							
11/16/2016	9304402841 - 9/28/16	(3) cases Orange Stripe Paint	(3) cases Orange Stripe Paint	Parks Maintenance & Repair	10-460-4312	10/01/2016	127.31
Vendor 0874 - Lawson Products, Inc. Total:							127.31
Vendor: 0183 - Leon Uniform							
11/16/2016	390937	Bodyshield Vest Carrier - Navy - A. Roybal	Bodyshield Vest Carrier - Navy - A. Roybal	Uniforms & Equipment	10-440-4160	10/24/2016	88.00
11/16/2016	391789	Mens Trousers - Navy - A. Roybal	Mens Trousers - Navy - A. Roybal	Uniforms & Equipment	10-440-4160	10/24/2016	48.00
Vendor 0183 - Leon Uniform Total:							136.00
Vendor: 2176 - MAILFINANCE							
11/16/2016	NE213673	Postage Meter Qtrly Lease Pmt 8/30-11/29/16	Postage Meter Qtrly Lease Pmt 8/30-11/29/16	Equipment Rental	10-425-4280	10/29/2016	496.35
Vendor 2176 - MAILFINANCE Total:							496.35
Vendor: 1087 - Menards							
11/16/2016	74884	Pintle Mounting Plate	Pintle Mounting Plate	Equipment - Maintenance &	10-470-4290	10/19/2016	44.99
11/16/2016	74912	Returned Pintle Mounting Plate	Returned Pintle Mounting Plate	Equipment - Maintenance &	10-470-4290	10/19/2016	-44.99
11/16/2016	75055	(3) Chain Links 5/16"	(3) Chain Links 5/16"	Field Supplies	10-470-4220	10/21/2016	2.97
Vendor 1087 - Menards Total:							2.97
Vendor: 0205 - Midwest Systems Truck Equipment							
11/16/2016	71989	(2)Elec. Tarp Roller Control Switches - stock	(2)Elec. Tarp Roller Control Switches - stock	Vehicle - Maintenance & Rep	10-470-4285	10/24/2016	94.00
Vendor 0205 - Midwest Systems Truck Equipment Total:							94.00
Vendor: 2192 - Missouri Department of Revenue							
11/16/2016	52026	Monthly Sales Tax Report - Oct.	Monthly Sales Tax Report - Oct.	Professional Fees	30-475-4165	11/04/2016	35.00
Vendor 2192 - Missouri Department of Revenue Total:							35.00
Vendor: 0092 - Northwest Automotive & Croft Trailer							
11/16/2016	87589	(2) Pintle Mount 12 hole hitch mounts	(2) Pintle Mount 12 hole hitch mounts	Machinery and Equipment	50-470-6410	10/18/2016	157.90
Vendor 0092 - Northwest Automotive & Croft Trailer Total:							157.90

Board Approval Report

Payment Dates: 11/13/2016 - 11/19/2016

Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Amount
Vendor: 0643 - NuWay Concrete Forms, Inc.							
11/16/2016	1046961	(5) Boxes 15" Keyway Stake - Concrete street slabs		Concrete Street Replacemen	50-470-6310	10/27/2016	348.75
					Vendor 0643 - NuWay Concrete Forms, Inc. Total:		348.75
Vendor: 2079 - Ozarc/Gas Equipment & Supply, Inc.							
11/16/2016	R 00617949	Cylinder Rental Fee - Octobe	Cylinder Rental Fee - Octobe	Equipment Rental	10-460-4280	10/31/2016	21.50
					Vendor 2079 - Ozarc/Gas Equipment & Supply, Inc. Total:		21.50
Vendor: 0268 - Praxair Distribution Inc.							
11/16/2016	74920029	Cylinder rental - Oct.	Cylinder rental - Oct.	Equipment Rental	10-470-4280	10/31/2016	98.25
					Vendor 0268 - Praxair Distribution Inc. Total:		98.25
Vendor: 2870 - Progressive Business Equipment, Inc.							
11/16/2016	106448	3 months overage costs for police copier	3 months overage costs for police copier	Office Supplies	10-440-4215	10/17/2016	259.78
11/16/2016	106449	3 months overage chgs for City Hall copier	3 months overage chgs for City Hall copier	Office Supplies	10-420-4215	10/17/2016	513.82
					Vendor 2870 - Progressive Business Equipment, Inc. Total:		773.60
Vendor: 2038 - Southern Computer Warehouse							
11/16/2016	IN-000381919	(4) Cables to go 3' cable USB 2.0 A/Mini B	(4) Cables to go 3' cable USB 2.0 A/Mini B	Equipment - Maintenance &	10-425-4290	10/28/2016	13.60
11/16/2016	IN-000381963	(8) Cables to go recharge USB devices in a car	(8) Cables to go recharge USB devices in a car	Equipment - Maintenance &	10-425-4290	10/28/2016	58.64
11/16/2016	IN-000382054	(5) ASUS V5207T LED Monitor 19.5"	(5) ASUS V5207T LED Monitor 19.5"	Equipment - Maintenance &	10-425-4290	10/28/2016	426.30
					Vendor 2038 - Southern Computer Warehouse Total:		498.54
Vendor: 1201 - St. Louis Safety, Inc.							
11/16/2016	558796	Lime Grn T-shirts, Nemesis Smoke Mirror Glasses	LS Lime Grn 2X T-shirts	Uniforms & Equipment	10-470-4160	10/27/2016	40.35
11/16/2016	558796	Lime Grn T-shirts, Nemesis Smoke Mirror Glasses	LS XL Lime Grn T-shirts	Uniforms & Equipment	10-470-4160	10/27/2016	40.35
11/16/2016	558796	Lime Grn T-shirts, Nemesis Smoke Mirror Glasses	LS XXL Lime Grn T-shirts	Uniforms & Equipment	10-470-4160	10/27/2016	29.85
11/16/2016	558796	Lime Grn T-shirts, Nemesis Smoke Mirror Glasses	Nemesis Smoke Mirror Glasses	Field Supplies	10-470-4220	10/27/2016	47.40
					Vendor 1201 - St. Louis Safety, Inc. Total:		157.95
Vendor: 2350 - Stock & Associates Consulting Engineers, Inc.							
11/16/2016	63227	Constr. Inspection Services - Channel B - Oct.'16	Construction Inspection Services for Channel B	Storm Water Projects	60-470-6510	11/03/2016	530.00
					Vendor 2350 - Stock & Associates Consulting Engineers, Inc. Total:		530.00
Vendor: 1945 - Supreme Turf Products							
11/16/2016	IN138824	Roundup Quickpro 6.8 lbs. ju	Roundup Quickpro 6.8 lbs. ju	Parks Maintenance & Repair	10-460-4312	10/25/2016	80.00
					Vendor 1945 - Supreme Turf Products Total:		80.00

Board Approval Report

Payment Dates: 11/13/2016 - 11/19/2016

Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Amount
Vendor: 1277 - Taser International							
11/16/2016	SI1457265	Taser Ann.Assurance Plan,Cartridge 25' Hybrid hn	Cartridge - Performance, Smart 25'	Training	10-440-4130	10/25/2016	1,882.56
11/16/2016	SI1457265	Taser Ann.Assurance Plan,Cartridge 25' Hybrid hn	Cartridge 25' Hybrid	Training	10-440-4130	10/25/2016	1,132.40
11/16/2016	SI1457265	Taser Ann.Assurance Plan,Cartridge 25' Hybrid hn	Handle, Black, Class III X2	Field Supplies	10-440-4220	10/25/2016	3,198.00
11/16/2016	SI1457265	Taser Ann.Assurance Plan,Cartridge 25' Hybrid hn	Taser Assurance Plan CEW, X2, PPM Battery Pack	Field Supplies	10-440-4220	10/25/2016	169.23
11/16/2016	SI1457265	Taser Ann.Assurance Plan,Cartridge 25' Hybrid hn	Taser Ann.Assurance Plan	Dues & Subscriptions	10-440-4260	10/25/2016	655.62
Vendor 1277 - Taser International Total:							7,037.81
Vendor: 0324 - Terrafl Incorporated							
11/16/2016	0000013398	(5) Loads Clean Fill to Landfill - Sidewalks	(5) Loads Clean Fill to Landfill - Sidewalks	Concrete Sidewalk Replacem	50-470-6320	10/24/2016	245.00
11/16/2016	0000013426	(1) Load Clean Fill to Landfill - Sidewalks	(1) Load Clean Fill to Landfill - Sidewalks	Concrete Sidewalk Replacem	50-470-6320	10/25/2016	48.00
11/16/2016	0000013448	(1) Load Clean Fill to Landfill - Sidewalks	(1) Load Clean Fill to Landfill - Sidewalks	Concrete Sidewalk Replacem	50-470-6320	10/26/2016	48.00
Vendor 0324 - Terrafl Incorporated Total:							341.00
Vendor: 2871 - Thermal Mechanics, Inc.							
11/16/2016	15843-1	(2) Ceiling Exhauster	(2) Ceiling Exhauster	Building - Maintenance & Re	10-460-4295	11/04/2016	401.40
Vendor 2871 - Thermal Mechanics, Inc. Total:							401.40
Vendor: 1652 - Tope Plumbing, Inc.							
11/16/2016	108255	937 Queensbridge - Camera Only	937 Queensbridge - Camera Only	Capital Improvement	70-470-4500	11/03/2016	260.00
11/16/2016	108256	342 Jamboree - Sewer Repair	342 Jamboree - Sewer Repair	Capital Improvement	70-470-4500	11/03/2016	2,545.00
11/16/2016	108257	832 Garonne - Sewer Repair	832 Garonne - Sewer Repair	Capital Improvement	70-470-4500	11/02/2016	2,520.00
Vendor 1652 - Tope Plumbing, Inc. Total:							5,325.00
Vendor: 0337 - Valley Material							
11/16/2016	161094	(6.0) Cu Yds 6 SK Meramec "C" Asphalt	(6.0) Cu Yds 6 SK Meramec "C" Asphalt	Concrete Sidewalk Replacem	50-470-6320	10/26/2016	537.00
11/16/2016	161143	(9.0) Cu Yds 6 SK Meramec "C" Asphalt w/1/2% Chlor	(9.0) Cu Yds 6 SK Meramec "C" Asphalt w/1/2% Chlor	Concrete Sidewalk Replacem	50-470-6320	10/28/2016	805.50
11/16/2016	161144	(8.0) Cu Yds 6 SK Meramec "C" Asphalt	(8.0) Cu Yds 6 SK Meramec "C" Asphalt	Concrete Sidewalk Replacem	50-470-6320	10/28/2016	704.00
Vendor 0337 - Valley Material Total:							2,046.50
Grand Total:							43,576.88

AN ORDINANCE AMENDING SECTION 215.010 OF THE CODE OF ORDINANCES RELATING TO NUISANCES.

WHEREAS, Section 215.010 of the Code of Ordinances of the City of Manchester declares certain acts as nuisances; and

WHEREAS, the Board of Aldermen desires to amend said Section to include the improper discharge of water within the City, under certain circumstances.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF MANCHESTER, STATE OF MISSOURI, AS FOLLOWS:

Section One: Section 215.010 of the Code of Ordinances is hereby amended by adding to Paragraph A a new sub-paragraph 19 which shall, hereafter, read as follows:

SECTION 215.010: NUISANCES AFFECTING HEALTH

A. The following are declared to be nuisances affecting health:

19. Discharge of piped potable or nonpotable water, including groundwater, stormwater, and pool water, release of liquids, chemicals, oils, or substances upon any right-of-way, including streets, alleys, tree lawns, sidewalks, bike trails, or in close proximity to natural streams or neighboring premises that constitutes a hurt, injury, inconvenience, or danger to the health, safety, or welfare of the public or residents of the immediate vicinity. At a minimum, piped residential downspouts or basement sump pumps shall be day-lighted to surface discharge at least ten (10) feet away from a property line.

Section Two: Nothing in this Ordinance shall effect the remaining provisions of Section 215.010 of the Code of Ordinances.

Section Three: Upon passage and approval, this Ordinance shall be in full force and effect from and after June 1, 2017.

INTRODUCED BY ALDERMAN OTTENAD

SUBSTITUTE BILL NO. 16-2278

ORDINANCE NO. 16-

PASSED AND APPROVED THIS _____ DAY OF _____, 2016.

CITY OF MANCHESTER, MISSOURI

By _____
Mayor

ATTEST:

City Clerk

APPROVED AS TO LEGAL FORM:

City Attorney

INTRODUCED BY ALDERMAN CLEMENT

BILL NO. 16-2279

ORDINANCE NO. 16-

AN ORDINANCE AMENDING ARTICLE I OF CHAPTER 215 OF THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER, RELATING TO NUISANCES OCCURRING IN THE CITY OF MANCHESTER.

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF MANCHESTER, STATE OF MISSOURI, AS FOLLOWS:

Section One: Article I of Chapter 215 of the Code of Ordinances of the City of Manchester, relating to nuisances occurring within the City of Manchester, is hereby amended so that there shall be added to Section 215.010 thereof a new Sub-paragraph E which shall, hereafter, read as follows:

"Section 215.010 – Nuisances Affecting Health.

- E. *Notice.* Notwithstanding anything herein to the contrary, any reference in this Chapter to the need for a notice to a property owner or occupant of property on which a nuisance is alleged to be occurring shall mean a notice, in writing, which shall specifically describe each condition of the lot or land declared to be a nuisance, and which notice shall identify what action will remedy said nuisance. Unless a condition presents an immediately, specifically identified risk to the public health or safety, the notice shall provide a reasonable time, but not less than ten days, in which to abate or commence removal of each condition identified in the notice. Written notice may be given by personal service or by first-class mail to both the occupant of the property at the property address and the owner of the property at the last known address of said owner, if not the same."

Section Two: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED AND APPROVED THIS _____ DAY OF _____, 2016.

CITY OF MANCHESTER, MISSOURI

By _____
Mayor

ATTEST:

City Clerk

APPROVED AS TO LEGAL FORM:

City Attorney

AN ORDINANCE CREATING A SPECIAL USE PERMIT AND GRANTING THE SAME TO LANYU JIANG, d/b/a JASMINE DAY SPA, TO OPERATE A MASSAGE THERAPIST FACILITY AT 14575 MANCHESTER ROAD, AS PROVIDED FOR IN SECTION 405.240(C)(5)(h) OF THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER.

WHEREAS, Lanyu Jiang, d/b/a Jasmine Day Spa, has heretofore made application for a Special Use Permit to operate a massage therapist facility at 14575 Manchester Road (the "Site"); and,

WHEREAS, the Planning and Zoning Commission reviewed said application on September 30, 2016; and,

WHEREAS, the Planning and Zoning Commission did, after due consideration, recommend to the Board of Aldermen of the City of Manchester the granting of said Special Use Permit for the Site; and,

WHEREAS, the Board of Aldermen did, on the 7th day of November, 2016, after publication of notice as required by the laws of the State of Missouri and the Ordinances of the City of Manchester, hold a public hearing all in accordance with the provisions of Section 405.550 (D) of the Code of Ordinances of the City of Manchester, and after conducting said public hearing did take the proposed Special Use Permit under advisement; and,

WHEREAS, the Board of Aldermen of the City of Manchester, having fully considered the recommended Special Use Permit, does find that the proposed use would not substantially increase traffic hazards, would not adversely affect the character of the neighborhood, would not adversely affect the general welfare of the community, would not overtax public utilities, and the Board of Aldermen does further find that the proposed use is in the best interest of the public welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF MANCHESTER, STATE OF MISSOURI AS FOLLOWS:

Section One: A Special Use Permit is hereby granted to Lanyu Jiang, d/b/a Jasmine Day Spa (sometimes referred to herein as "Holder") to use the property at 14575 Manchester Road (the "Site") for the operation of a massage therapist facility, as provided in Section 405.240(C)(5)(h) of the Code of Ordinances of the City of Manchester. Attached hereto as Exhibit "A" is the legal description for the Site.

Section Two: Holder, by accepting and acting under this Special Use Permit, acquiesces and accepts same subject to the reservations, conditions and restrictions which are made a part hereof, and said Holder, by said action, does agree that any time such requirements are not met, this Special Use Permit may be revoked and terminated, and does further agree that he, his successors and assigns, shall be held to have acquired no special rights, privileges, or immunities by virtue of proceeding to expend money, time or effort in the construction, improvement or maintenance of land herein described and for which this Special Use Permit is granted.

**INTRODUCED BY ALDERMAN DIEHL
BILL NO. 16-2280**

ORDINANCE NO. 16-

Section Three: The Special Use Permit granted hereunder shall be deemed to have been abandoned one (1) year after the date of the adoption of this Ordinance unless Holder has received from the City of Manchester a business license or its equivalent within such year; except that, for reasonable cause, the Board of Aldermen for the City of Manchester may grant one (1) or more extensions of time for additional periods not exceeding ninety (90) days for each such extension within which period such holder shall receive a business license or its equivalent.

Section Four: This Special Use Permit shall be non-assignable without the expressed consent of the City of Manchester and is contingent upon the compliance with the Code of Ordinances of the City of Manchester, the Zoning Ordinance of the City, all applicable building codes, fire codes and other governmental regulations.

Section Five: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law, but is expressly subject to the continuous and ongoing satisfaction of the following specific conditions:

1. All massage therapists employed by Holder or working within the Site shall be duly licensed by the State of Missouri and shall exhibit such licenses in a visible location within the Site.
2. Holder's strict compliance with all applicable Federal, State and City of Manchester statutes and ordinances.
3. Holder permitting access to the Site by the City of Manchester at all times requested so as to confirm compliance under Paragraphs 1 and 2 of this Section Five.
4. Holder's hours of operation shall be limited to Monday through Saturday from 9:30 a.m. to 9:30 p.m. and on Sunday from 10:00 a.m. to 8:00 p.m.

PASSED AND APPROVED THIS ____ DAY OF _____, 2016

CITY OF MANCHESTER, MISSOURI

By _____
Mayor

ATTEST:

City Clerk

APPROVED AS TO LEGAL FORM:

City Attorney

I, Lanyu Jiang, d/b/a Jasmine Day Spa, do hereby accept the foregoing Special Use Permit from the City of Manchester upon the terms and conditions above stated, and acknowledge my intention and obligation to fully comply with the terms and conditions of the aforementioned Special Use Permit.

Dated this _____ day of _____, 2016

LANYU JIANG,
d/b/a JASMINE DAY SPA



City of Manchester
14318 Manchester Road
Manchester, Missouri 63011

(636) 227-1385

PUBLIC HEARING NOTICE

The City of Manchester Board of Aldermen shall hold a public hearing on Monday, November 7, 2016 at 7:00 p.m. at the Manchester Police Facility, 200 Highlands Boulevard Drive, to consider the following:

CASE #16-SUP-007 – A request for a Special Use Permit has been made by Lanyu Jiang, Jasmine Day Spa, on behalf of Irene Douros, owner, to allow the use of a massage therapist at 14575 Manchester Road. The property is zoned C-1 Commercial District.

4. APPROVAL OF AGENDA

Acting Chairman Fluchel asked if there were any changes to the agenda. Commissioner Labit made the motion to approve the agenda as presented. Commissioner Korte seconded; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
4	0	0	3

5. OLD BUSINESS**A. No Old Business****6. NEW BUSINESS**

- A. CASE #16-SUP-007** – A request for a Special Use Permit has been made by Lanyu Jiang, of Jasmine Day Spa, for a new massage therapist to be located at 14575 Manchester Road located in the C-1 Commercial Zoning District.

Speaking for the case is Mr. Robert Hu, of A&R Tax and Accounting, on behalf of Jasmine Day Spa. Mr. Hu said that Ms. Lanyu Jiang plans to offer full-body massage at her spa. Ms. Jiang also plans to have 2 therapists providing massage for the spa.

Director Rippetoe established that the proposed Jasmine Day Spa meets all zoning requirements, and therefore, Staff has no objections to this special use permit application.

Commissioner Labit asked if the therapists will be licensed with the State. Mr. Hu confirmed that Ms. Jiang and all other employees are licensed with the State; each therapist will have their own individual license. Commissioner Korte asked how soon the spa plans to be opened. Mr. Hu said that timing runs dependent on receiving a special use permit.

Mayor Willson confirmed that the spa is located next to the animal clinic on Manchester Road. Acting Chairman Fluchel inquired as to the addition of Sunday hours for the spa. Mr. Hu confirmed that Jasmine Day Spa plans to be open Monday through Saturday from 9:30 a.m. to 9:30 p.m., and open Sunday from 10 a.m. to 8 p.m.

Commissioner Labit made the motion for favorable recommendation of the special use permit application of CASE #16-SUP-007. Commissioner Korte seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
4	0	0	3

7. PLANNING AND ZONING DIRECTOR'S REPORT

Director Rippetoe shared her excitement in working for the City of Manchester. Ms. Rippetoe announced that Academy Sports is planning a soft opening on October 14th and a grand opening October 21st. Along with Academy Sports, both Bob's Discount Furniture and Pan-Asia Market are moving forward in their remodeling of the same complex and should be opening soon.

There will be another Planning & Zoning meeting on October 10th with a possible 4 cases.

**CITY OF MANCHESTER
PLANNING AND ZONING DEPARTMENT
STAFF REPORT**

September 26, 2016

Project Information

Case: #16-SUP-007
Applicant: Lanyu Jiang
Activity: Special Use Permit for a massage therapist
Zoning District: "C-1" Commercial District
Address: 14575 Manchester Road

Background

Lanyu Jiang is seeking approval of a Special Use Permit for Jasmine Day Spa, a massage therapist, to be located at 14575 Manchester Road. The business will occupy approximately 800 square feet of the 1,200 square foot building and the site has adequate parking. The property is zoned "C-1" Commercial District. The site fronts on Manchester Road to the south, abuts properties zoned "C-1" Commercial to the east and west and properties zoned R-1 Single Family Residential to the north.

Special Use Permit - General Guides and Standards

A special use should be approved only if it is found that the location is appropriate and not in conflict with the City's Master Plan, that the public health, safety, morals and general welfare will not be adversely affected, that such things as adequate utilities, off-street parking facilities and signage consistent with the sign regulations of the City of Manchester will be provided, and that necessary safeguards will be provided for the protection of surrounding property, persons and neighborhood values, and, further, that the building or use will not:

1. Substantially increase the traffic hazards or congestions,
2. Adversely affect the character of the neighborhood,
3. Adversely affect the general welfare of the community,
4. Overtax the public utilities, or
5. Adversely affect public safety and health, including substantially increasing fire hazards.

Staff Comments

Attached is a copy of the application, property legal description, project narrative and a map showing the subject property and related parking. Section 405.240.C.5.h. allows a massage therapist as a special use in the "C-1" zoning district provided the general guides and standards are met and the parking requirements are met.



APPLICATION FOR SPECIAL USE PERMIT

City of Manchester, 14318 Manchester Rd., Manchester, MO 63011

Ph: 636 227 1385, Ext. 107; Fax: 636 821 8099

Every application submitted to the Planning and Zoning Commission for review and approval must contain the following:

- ☐ A non-refundable fee of \$300.
 - ☐ Twenty (20) copies of:
 - ☐ A plot survey/sketch/site plan, to scale and showing lot/property in question.
 - ☐ A letter of intent describing the proposed use of the Special Use Permit. Description can include (but is not limited to) the nature of the business, hours of operation, number of employees, etc.
 - ☐ Information on the number of parking spaces assigned to the space.
 - ☐ Any other pertinent information for the Commission to review with your application.
- Completed application with name of applicant (or their representative) that will appear before the Commission and Board.

An incomplete application may result in your case being postponed to another future Commission meeting.

PLEASE PRINT

PROPERTY OWNER	DOUROS REALTY & CONSTRUCTION CO		
ADDRESS	P.O. BOX 50298 CLAYTON MO 63105		
PHONE	314-727-5377	FAX	314-735-4259

CONTRACTOR/ APPLICANT NAME	LANYU JIANG		
COMPANY NAME	JASMINE DAY SPA		
ADDRESS	7000 CHIPPEWA ST STE 100 ST. LOUIS MO 63109		
PHONE/EXTENSION	626-507-5555	FAX	314-485-1619
PERMIT TO BE PICKED UP BY	<input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Applicant/Contractor		

ADDRESS OF SPECIAL USE	14575 MANCHESTER ROAD
LEGAL DESCRIPTION OF PROPERTY	PART OF SECTION 36 TOWNSHIP 45 NORTH, RANGE 4
	EAST. ST. LOUIS COUNTY MO
PROPOSED SPECIAL USE	MASSAGE THERAPIST
EXISTING ZONING	C-1

I hereby certify that the information contained in this application and accompanying drawings and/or plats are correct, and that I will conform to all applicable laws of the City of Manchester.

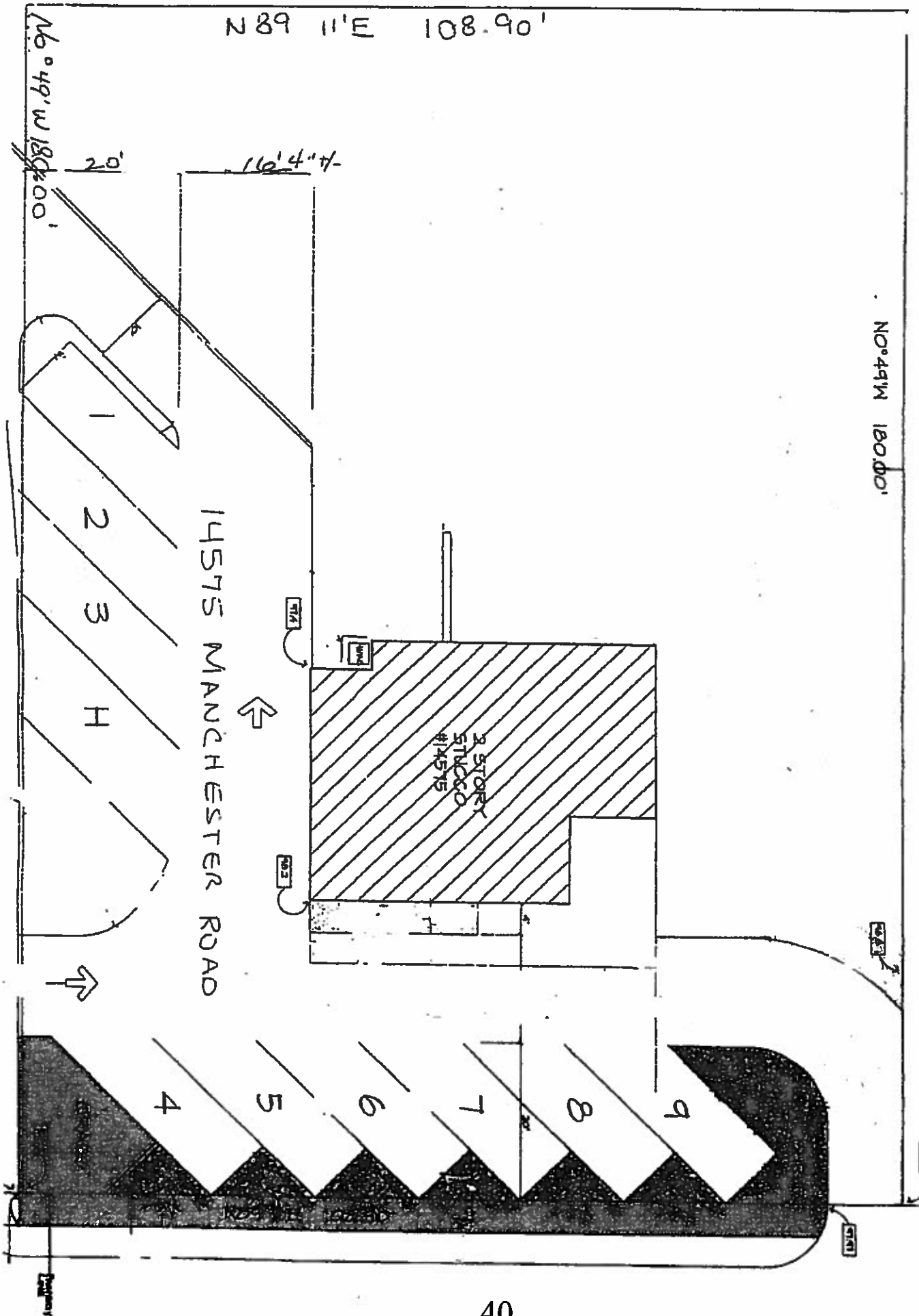
Owner/Contractor LANYU JIANG LANYU JIANG Date 9/6/16

PLANNING AND ZONING USE ONLY

Received by _____ City of Manchester Permit # _____
Director, Planning and Zoning and Economic Development Fee Paid On: 9-6-16
\$ 300.00

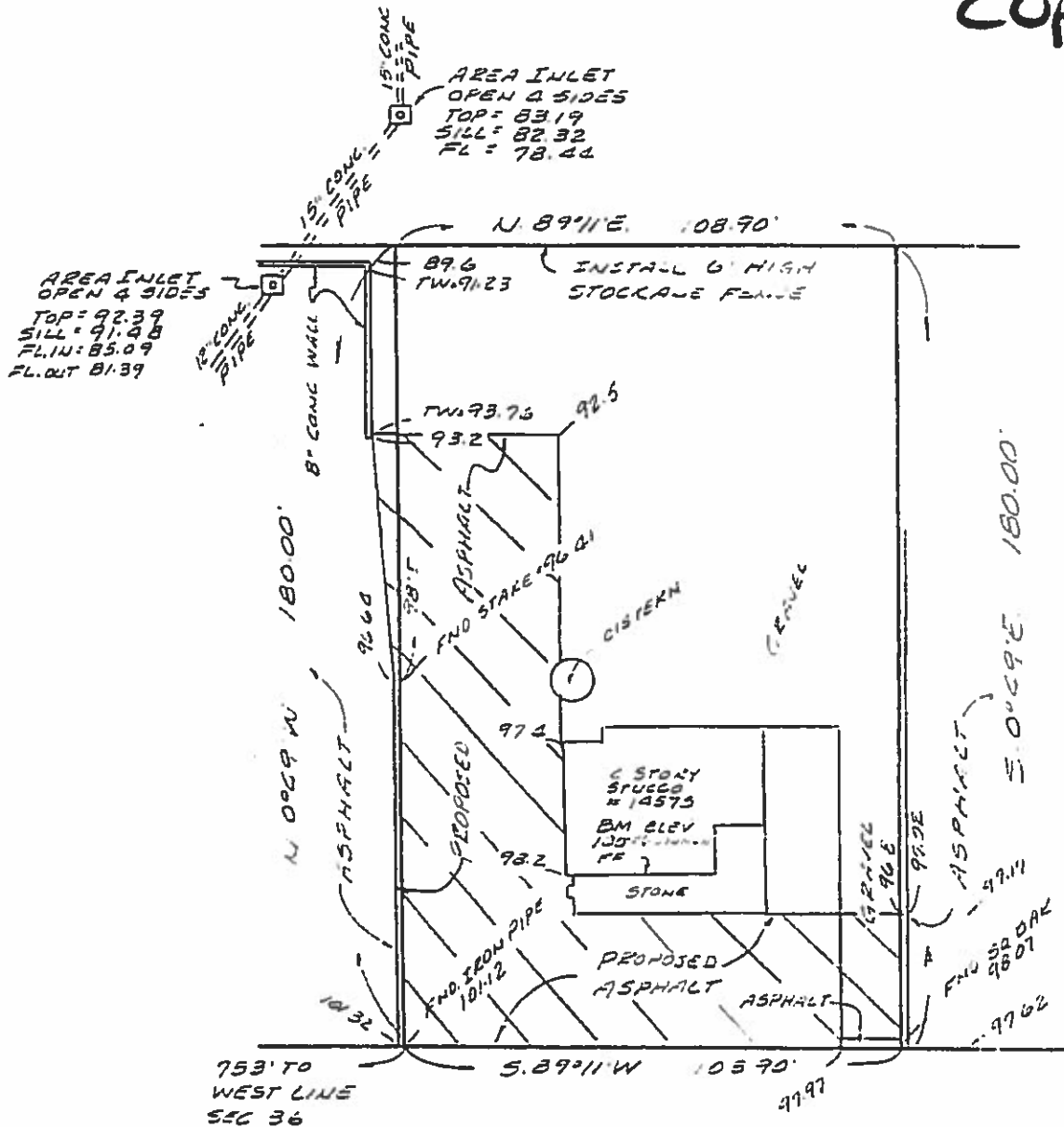
APP_Special Use Permit

Rev. 2/2015



PART OF
SECTION 36
T.45N., R.4E.

Will n
20
COPi



MANCHESTER 100' W. ROAD



STEPHANS, POEHLMAN & PROST, INC.
9433 Olive Blvd. Suite 100
St. Louis, Missouri 63132 (314) 997 5777 FAX (314) 997 1407

DOUROS REALTY & CONSTRUCTION CO. 22ND
This is to certify that at the request of ... we have, on the ...
MARCH 5, 1995, executed a PARTIAL TOPOGRAPHIC SURVEY
PART OF SECTION 36, TOWNSHIP 45 NORTH, RANGE 4 EAST BASED ON A SURVEY PREPARED BY
ST. LOUIS COUNTY SURVEYING AND ENGINEERING, INC. DURING THE MONTH OF SEPTEMBER, 1

September 6, 2016

To whom it may concern,

I, Lanyu Jiang, owner of Jasmine Day Spa L.L.C., hereby submit this letter of intent to lease the property located at 14575 Manchester Road for Professional Massage Therapy Business open to the General Public. At this time, we anticipate to have 1-3 employees and hold normal business hours Monday-Saturday 9:30 AM-9:30 PM.

Sincerely,

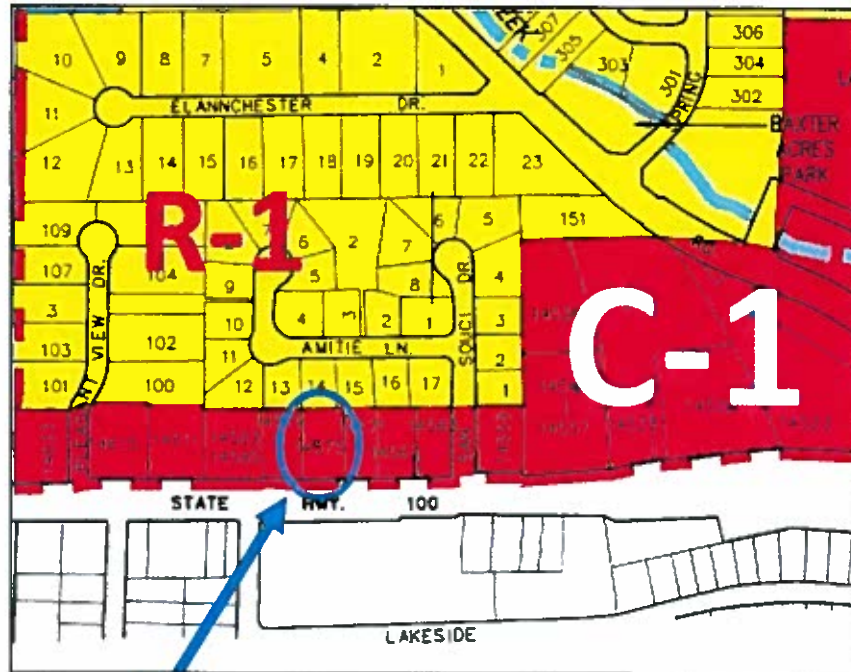

Lanyu Jiang

CASE #16-SUP-007

A request for a Special Use Permit has been made by Lanyu Jiang, of Jasmine Day Spa, for a new massage therapist to be located at

14575 Manchester Road.

The property is zoned C-1 Commercial.



INTRODUCED BY ALDERMAN HAMILL

BILL NO. 16-2281

ORDINANCE NO. 16-

AN ORDINANCE AMENDING SECTION 405.285.C OF THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER BY ADDING THERETO A NEW SUB-SECTION (19) PERMITTING MORTUARIES IN THE PLANNED BUSINESS DEVELOPMENT DISTRICT OF THE CITY OF MANCHESTER WITH A SPECIAL USE PERMIT.

WHEREAS, City staff has heretofore brought before the City's Planning and Zoning Commission certain issues relating to the current specially permitted uses in the Planned Business Development District; and

WHEREAS, the Planning and Zoning Commission did, after due consideration, recommend to the Board of Aldermen of the City of Manchester the suggested amendment to the City's zoning regulations; and

WHEREAS, the Board of Aldermen did, on the 7th day of November, 2016, after publication of notice as required by the laws of the State of Missouri and the Ordinances of the City of Manchester, hold a public hearing all in accordance with the provisions of Section 405.770 of the Code of Ordinances of the City of Manchester, and, after conducting said public hearing, did take the proposed amendment under advisement, and

WHEREAS, the Board of Aldermen of the City of Manchester, having fully considered the recommended changes to the current zoning regulations, does find that the proposed changes would be in the best interest of the public welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF MANCHESTER, STATE OF MISSOURI, AS FOLLOWS:

Section One: Section 405.285.C of the Code of Ordinances of the City of Manchester is hereby amended by adding thereto a new sub-section (19) permitting mortuaries in the Planned Business Development District of the City of Manchester with a special use permit which shall, hereafter, read as follows:

"405.285.C(19) Mortuary, without a crematorium."

Section Two: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

INTRODUCED BY ALDERMAN HAMILL

BILL NO. 16-2281

ORDINANCE NO. 16-

PASSED AND APPROVED THIS _____ DAY OF _____, 2016.

CITY OF MANCHESTER, MISSOURI

By _____
Mayor

ATTEST:

City Clerk

APPROVED AS TO LEGAL FORM:

City Attorney



City of Manchester
14318 Manchester Road
Manchester, Missouri 63011

(636) 227-1385

PUBLIC HEARING NOTICE

The City of Manchester Board of Aldermen shall hold a public hearing on Monday, November 7, 2016 at 7:00 p.m. at the Manchester Police Facility, 200 Highlands Boulevard Drive, to consider the following:

CASE #16-TXT-006 – A text amendment is proposed to Section 405.285 of the City of Manchester’s Zoning Code to include provision for mortuaries as a Special Use in the PBD – Planned Business Development Zoning District.

3. APPROVAL OF MINUTES

Commissioner Korte made the motion to approve the minutes of September 26, 2016. Motion seconded by Commissioner Nolte; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
5	0	0	2

4. APPROVAL OF AGENDA

Acting Chairman Fluchel asked if there were any changes to the agenda. Commissioner Korte made the motion to approve the agenda as presented. Commissioner Nolte seconded; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
5	0	0	2

5. OLD BUSINESS

A. No Old Business

6. NEW BUSINESS

- A. **CASE #16-SP-011** – A request for Site Plan Approval has been made by Bruce Null, N&B Developers Inc., on behalf of Gary and Dorothy Rogers, owners, for a new single family dwelling to be constructed at 530 Henry Ave. The property is zoned R-1 Single Family Residential.

Speaking for the case is Mr. Bruce Null of Null Construction. Mr. Null previously owned the property in question and recently sold the property to the Rogers. The house will be 1 ½ stories, with a brick and stone mix, and a little siding. The landscaping has not been determined by the homeowner; however, it will be an asset. Staff has no objections to this site plan.

Alderman Clement asked about the placement of the house being at an angle. Mr. Null said the placement of the house will take advantage of the lake view and will be 30' from the nearest neighbor. Acting Chairman Fluchel asked if the neighbor's deck is on the property line. Mr. Null verified that the neighbor's deck is on the property line and all parties are aware of the location.

Commissioner Nolte made the motion for favorable recommendation of the site plan application of CASE #16-SP-011. Commissioner Smith seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
5	0	0	2

- B. **CASE #16-TXT-006**— A text amendment is proposed to Section 405.285.C of the City of Manchester's Zoning Code to allow for mortuaries without cremation to be located in the Planned Business Development District.

Director Rippetoe presented the text amendment stating that other commercial districts within Manchester allow for the use of a mortuary with a special use permit. It seems to be an oversight in the PBD zoning code that mortuaries were not included, especially since it was not specifically prohibited. This text amendment would allow for the special use of mortuaries, without a crematorium.

in the PBD district. Although this text amendment would be required to approve the following 16-SUP-008, these are separate agenda items. Therefore, this, and future applicants, will have to be approved by the Board on a case by case basis.

To help clarify the details regarding the differences between certain practices involved in mortuaries and crematoriums, Mr. Gary Feder of Husch Blackwell and Mr. Oliver King of St. Louis Cremation were asked to speak. Mr. King stated that it is necessary to be identified as a mortuary instead of an office because the State Board of Embalmers and Funeral Directors will not grant a license to do business unless the district the business is located in is a district zoned for mortuaries. Acting Chairman Fluchel worked to clarify what would be allowed/disallowed with the passing of this special use text amendment for the PBD. Discussion ensued as to the definitions and entitlements of mortuaries and crematoriums.

Commissioner Nolte made the motion for a favorable recommendation of the text amendment of CASE #16-TXT-006. Commissioner Korte seconded the motion; motion was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
5	0	0	2

- C. ~~16-SUP-008-~~ A request for a Special Use Permit has been made by Oliver King, St. Louis Cremation, for a mortuary, without cremation to be located at 14374 Manchester Road located in the PBD Planned Business Development Zoning District.

Speaking for the case is Mr. Gary Feder of Husch Blackwell and Mr. Oliver King of St. Louis Cremation. Mr. Feder clarified that this special use application is not in violation of any standards set forth for special use permits. Mr. King clarified that the actual service of cremation would not be provided on site, but that this specific location would be established for an office and for occasional services.

The specific purpose for St. Louis Cremation seeking this location, and therefore this special use permit, is for families to make arrangements for their loved ones and for the occasional service.

Mr. King stated the typical hours of operation for the office at 14374 Manchester Road would be 9-5 p.m., with the occasional use of evening services. They are seeking to move from Ballwin to Manchester because they are looking to own their property instead of lease.

Mayor Willson asked if renovations would occur. Mr. King said that the renovations would be interior. Commissioner Korte asked for the size of the building. Mr. King said the building is roughly 1,800 square feet and could hold about 40 people.

Commissioner Korte made the motion for a favorable recommendation of the special use permit application of CASE #16-SUP-008. Commissioner Smith seconded the motion; motion was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
5	0	0	2

7. PLANNING AND ZONING DIRECTOR'S REPORT

Director Rippetoe reported that she was at the APA conference for the majority of the previous week. Ms. Rippetoe also mentioned that there will be a Planning & Zoning meeting scheduled for October 24th.

8. EX-OFFICIO'S REPORT

**CITY OF MANCHESTER
PLANNING AND ZONING DEPARTMENT
STAFF REPORT**

October 10, 2016

Project Information

Case: #16-TXT-006
Applicant: City of Manchester, Department of Planning and Zoning
Activity: Zoning Text Amendment – Section 405.285.C. Special Uses in the PBD District
Zoning District: PBD District

Background

Section 405.285 pertaining to Planned Business Development District does not list mortuaries as either a Permitted Use or a Special Use. This amendment would amend Section 405.285.C *Special Uses* by adding thereto a new sub-section (19) permitting mortuaries without a crematorium, with a Special Use Permit.

Although not listed as a Prohibited Use, Section 405.150 states that “for the purposes of this Chapter, permitted uses, special uses, and uses specifically prohibited are listed for the various districts. Unless the contrary is clear from the context of the lists or other regulations of this Chapter, uses not specifically listed are expressly prohibited.”

Staff Comments

Attached are the Permitted, Special and Prohibited Uses currently allowed in the PBD District showing the proposed Zoning Text Amendment and associated Ordinance.

Mortuaries are allowed as a Special Use in the C-1 Commercial, C-2 Commercial and the PCD Planned Commercial Development Districts. The PBD Planned Business Development and H Historic Districts are the only non-residentially zoned districts that currently do not allow for mortuaries as a special use.

Section 405.285"PBD" Planned Business Development District

[Ord. No. 13-2053 §1, 6-17-2013]

B. Permitted Uses. The following uses have been determined to be consistent with the purpose and intent expressed for the District. The intent of the Planned Business Development District is to allow a mix of uses that complement the historic design of buildings by their size (less than eight thousand (8,000) square feet, unless otherwise specified), nature, and appeal to the public. These uses are allowed, provided they receive all the necessary approvals and permits from the City of Manchester:

1. Accessory uses.
2. Antique stores.
3. Arts and crafts instruction.
4. Art gallery.
5. Bakery (less than three thousand (3,000) square feet).
6. Beauty salons and barber shops (no massage services).
7. Camera and photo supplies without drive-through.
8. Civic, community organization facilities without liquor sales or consumption on the premises.
9. Curtain and drapery stores (window treatments).
10. Dentists and dental services.
11. Floral shops.
12. General office.
13. Hardware stores.
14. Hobby supply and toy stores.
15. Ice cream stores.
16. Medical offices.
17. Music and musical instruments.
18. Optical stores.
19. Paint and wallpaper stores.
20. Pet and pet supply stores without kennels.
21. Physical therapists.
22. Picture and framing stores.
23. Professional offices (e.g., engineer, architect, accountant, attorney).
24. Radio, appliance, and television repair.
25. Real estate offices.
26. Restaurants (e.g., drive-in, fast food) without drive-through (less than five thousand (5,000) square feet).

- 27. Restaurants (e.g., standard) without liquor sales or consumption on the premises (less than five thousand (5,000) square feet).
- 28. Shoe repair.
- 29. Specialty food stores.
- 30. Sporting good stores.
- 31. Stationery and office supply stores.

C. *Special Uses.* The following uses have been determined to be consistent with the purpose and intent of the District, provided a special use permit has been obtained (see procedures, guides and standards set forth in Article X of this Chapter), and the special use is less than eight thousand (8,000) square feet unless otherwise specified:

- 1. Accessory uses.
- 2. Apparel and accessories (clothing stores).
- 3. Bookstores.
- 4. Civic, community organization facilities with liquor sales or consumption on the premises.
- 5. Gift, novelty and souvenir shops.
- 6. Government services (County, State, Federal).
- 7. Grocery stores.
- 8. Hotel and motel.
- 9. Photography studio.
- 10. Residential (second floor, multifamily in mixed uses).
- 11. Restaurants (e.g. drive-in, fast food) with drive-through.
- 12. Restaurants (e.g. standard) with liquor sales or consumption on the premises.
- 13. Sports teams and clubs, including karate and martial arts.
- 14. Theaters (e.g. live, playhouse).
- 15. Used apparel stores.
- 16. Video stores.
- 17. Wine shop/boutique.
- 18. Financial Institutions
- 19. Mortuary, without a crematorium**

D. *Uses Specifically Prohibited.*

- 1. Outside storage is specifically prohibited; however, display of merchandise when used in conjunction with seasonal promotion and sales are permitted, but not to exceed six (6) weeks, with prior approval from the Board of Aldermen.

2. Junk yards and derelict storage.
3. Kennels.
4. Pawnshops.
5. Teen centers.
6. Convenience stores.
7. Mini-storage/self-storage facilities.

INTRODUCED BY ALDERMAN HAMILL

BILL NO. 16-2282

ORDINANCE NO. 16-

AN ORDINANCE CREATING A SPECIAL USE PERMIT AND GRANTING THE SAME TO MANCHESTER MORTUARY, LLC TO OPERATE A MORTUARY, WITHOUT A CREMATORIUM, AT 14374 MANCHESTER ROAD, AS PROVIDED FOR IN SECTION 405.285(C)(19) OF THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER.

WHEREAS, MANCHESTER MORTUARY, LLC has heretofore made application for a Special Use Permit to operate a mortuary, without a crematorium, at 14374 Manchester Road (the "Site"); and,

WHEREAS, the Planning and Zoning Commission reviewed said application on October 10, 2016; and,

WHEREAS, the Planning and Zoning Commission did, after due consideration, recommend to the Board of Aldermen of the City of Manchester the granting of said Special Use Permit for the Property; and,

WHEREAS, the Board of Aldermen did, on the 7th day of November, 2016, after publication of notice as required by the laws of the State of Missouri and the Ordinances of the City of Manchester, hold a public hearing all in accordance with the provisions of Section 405.550 (D) of the Code of Ordinances of the City of Manchester, and after conducting said public hearing did take the proposed Special Use Permit under advisement; and,

WHEREAS, the Board of Aldermen of the City of Manchester, having fully considered the recommended Special Use Permit, does find that the proposed use would not substantially increase traffic hazards, would not adversely affect the character of the neighborhood, would not adversely affect the general welfare of the community, would not overtax public utilities, and the Board of Aldermen does further find that the proposed use is in the best interest of the public welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF MANCHESTER, STATE OF MISSOURI AS FOLLOWS:

Section One: A Special Use Permit is hereby granted to Manchester Mortuary, LLC (sometimes referred to herein as "Holder") to use the property at the Site for the operation of a mortuary, without a crematorium, at 14374 Manchester Road, as provided in Section 405.285(C)(19) of the Code of Ordinances of the City of Manchester.

Section Two: Holder, by accepting and acting under this Special Use Permit, acquiesces and accepts same subject to the reservations, conditions and restrictions which are made a part hereof, and said Holder, by said action, does agree that any time such requirements are not met, this Special Use Permit may be revoked and terminated, and does further agree that it, its successors and assigns, shall be held to have acquired no special rights, privileges, or immunities by virtue of proceeding to expend money, time or effort in the construction, improvement or maintenance of land herein described and for which this Special Use Permit is granted.

INTRODUCED BY ALDERMAN HAMILL

BILL NO. 16-2282

ORDINANCE NO. 16-

Section Three: The Special Use Permit granted hereunder shall be deemed to have been abandoned one (1) year after the date of the adoption of this Ordinance unless Holder has received from the City of Manchester a business license or its equivalent within such year; except that, for reasonable cause, the Board of Aldermen for the City of Manchester may grant one (1) or more extensions of time for additional periods not exceeding ninety (90) days for each such extension within which period such holder shall receive a business license or its equivalent.

Section Four: This Special Use Permit shall be non-assignable without the expressed consent of the City of Manchester and is contingent upon the compliance with the Code of Ordinances of the City of Manchester, the Zoning Ordinance of the City, all applicable building codes, fire codes and other governmental regulations.

Section Five: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law but is expressly subject to the continuous and ongoing satisfaction of the following specific conditions:

1. Holder's strict compliance with all applicable Federal, State and City of Manchester statutes and ordinances.
2. Holder permitting access to the Site by the City of Manchester at all times requested so as to confirm compliance under Paragraph 1 of this Section Five.

PASSED AND APPROVED THIS ____ DAY OF _____, 2016.

CITY OF MANCHESTER, MISSOURI

By _____
Mayor

ATTEST:

City Clerk

APPROVED AS TO LEGAL FORM:

City Attorney

INTRODUCED BY ALDERMAN HAMILL

BILL NO. 16-2282

ORDINANCE NO. 16-

I, Oliver King, Manager of Manchester Mortuary, LLC, do hereby accept, on behalf of Manchester Mortuary, LLC, the foregoing Special Use Permit from the City of Manchester upon the terms and conditions above stated, and acknowledge Manchester Mortuary, LLC's intention and obligation to fully comply with the terms and conditions of the aforementioned Special Use Permit.

Dated this _____ day of _____, 2016.

MANCHESTER MORTUARY, LLC

By _____
Oliver King, Manager



City of Manchester
14318 Manchester Road
Manchester, Missouri 63011

(636) 227-1385

PUBLIC HEARING NOTICE

The City of Manchester Board of Aldermen shall hold a public hearing on Monday, November 7, 2016 at 7:00 p.m. at the Manchester Police Facility, 200 Highlands Boulevard Drive, to consider the following:

CASE #16-SUP-008 – A request for a Special Use Permit has been made by Oliver King, on behalf of Manchester Mortuary LLC, for St. Louis Cremation, a mortuary, to be located at 14374 Manchester Road. The property is zoned PBD Planned Business District.

in the PBD district. Although this text amendment would be required to approve the following 16-SUP-008, these are separate agenda items. Therefore, this, and future applicants, will have to be approved by the Board on a case by case basis.

To help clarify the details regarding the differences between certain practices involved in mortuaries and crematoriums, Mr. Gary Feder of Husch Blackwell and Mr. Oliver King of St. Louis Cremation were asked to speak. Mr. King stated that it is necessary to be identified as a mortuary instead of an office because the State Board of Embalmers and Funeral Directors will not grant a license to do business unless the district the business is located in is a district zoned for mortuaries. Acting Chairman Fluchel worked to clarify what would be allowed/disallowed with the passing of this special use text amendment for the PBD. Discussion ensued as to the definitions and entitlements of mortuaries and crematoriums.

Commissioner Nolte made the motion for a favorable recommendation of the text amendment of CASE #16-TXT-006. Commissioner Korte seconded the motion; motion was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
5	0	0	2

- C. 16-SUP-008- A request for a Special Use Permit has been made by Oliver King, St. Louis Cremation, for a mortuary, without cremation to be located at 14374 Manchester Road located in the PBD Planned Business Development Zoning District.

Speaking for the case is Mr. Gary Feder of Husch Blackwell and Mr. Oliver King of St. Louis Cremation. Mr. Feder clarified that this special use application is not in violation of any standards set forth for special use permits. Mr. King clarified that the actual service of cremation would not be provided on site, but that this specific location would be established for an office and for occasional services.

The specific purpose for St. Louis Cremation seeking this location, and therefore this special use permit, is for families to make arrangements for their loved ones and for the occasional service.

Mr. King stated the typical hours of operation for the office at 14374 Manchester Road would be 9-5 p.m., with the occasional use of evening services. They are seeking to move from Ballwin to Manchester because they are looking to own their property instead of lease.

Mayor Willson asked if renovations would occur. Mr. King said that the renovations would be interior. Commissioner Korte asked for the size of the building. Mr. King said the building is roughly 1,800 square feet and could hold about 40 people.

Commissioner Korte made the motion for a favorable recommendation of the special use permit application of CASE #16-SUP-008. Commissioner Smith seconded the motion; motion was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
5	0	0	2

7. PLANNING AND ZONING DIRECTOR'S REPORT

Director Rippetoe reported that she was at the APA conference for the majority of the previous week. Ms. Rippetoe also mentioned that there will be a Planning & Zoning meeting scheduled for October 24th.

8. EX-OFFICIO'S REPORT

**CITY OF MANCHESTER
PLANNING AND ZONING DEPARTMENT
STAFF REPORT**

October 10, 2016

Project Information

Case: #16-SUP-008
Applicant: Oliver King
Activity: Special Use Permit for a mortuary
Zoning District: PBD District
Address: 14374 Manchester Road

Background

Oliver King, on behalf of Manchester Mortuary LLC, is seeking approval of a Special Use Permit for St. Louis Cremation, a mortuary, to be located at 14374 Manchester Road. The property is zoned PBD Planned Business Development District. The site fronts on Manchester Road to the north and Russell Wirth Lane to the south. It abuts properties zoned PBD to the east and west.

Special Use Permit - General Guides and Standards

A special use should be approved only if it is found that the location is appropriate and not in conflict with the City's Master Plan, that the public health, safety, morals and general welfare will not be adversely affected, that such things as adequate utilities, off-street parking facilities and signage consistent with the sign regulations of the City of Manchester will be provided, and that necessary safeguards will be provided for the protection of surrounding property, persons and neighborhood values, and, further, that the building or use will not:

1. Substantially increase the traffic hazards or congestions,
2. Adversely affect the character of the neighborhood,
3. Adversely affect the general welfare of the community,
4. Overtax the public utilities, or
5. Adversely affect public safety and health, including substantially increasing fire hazards.

Staff Comments

Attached is a copy of the application, project narrative and a map showing the subject property and related parking. Section 405.285.C. currently does not allow for mortuaries as a Special Use in the PBD zoning district. This application can only be approved conditionally upon approval of a text amendment to the Zoning Regulations.



APPLICATION FOR SPECIAL USE PERMIT

City of Manchester, 14318 Manchester Rd., Manchester, MO 63011

Ph: 636 227 1385, Ext. 107; Fax: 636 821 8098

Every application submitted to the Planning and Zoning Commission for review and approval must contain the following:

- ☐ A non-refundable fee of \$300.
- ☐ Twenty (20) copies of:
 - ☐ A plot survey/sketch/site plan, to scale and showing lot/property in question.
 - ☐ A letter of intent describing the proposed use of the Special Use Permit. Description can include (but is not limited to) the nature of the business, hours of operation, number of employees, etc.
 - ☐ Information on the number of parking spaces assigned to the space.
 - ☐ Any other pertinent information for the Commission to review with your application.
- ☐ Completed application with name of applicant (or their representative) that will appear before the Commission and Board.

An incomplete application may result in your case being postponed to another future Commission meeting.

PLEASE PRINT

PROPERTY OWNER	Manchester Mortuary LLC		
ADDRESS	9211 Matthews 63127		
PHONE	314-825-7956	FAX	

CONTRACTOR/ APPLICANT NAME	Oliver King		
COMPANY NAME	St. Louis Cremation		
ADDRESS	2135 Cremation St. L. Mo 63103		
PHONE/EXTENSION	314-241-8844	FAX	314-241-8855
PERMIT TO BE PICKED UP BY	<input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Applicant/Contractor		

ADDRESS OF SPECIAL USE	14374 Manchester 63011
LEGAL DESCRIPTION OF PROPERTY	Lots 8 + 9 in Block 2 of Frederick Barthold's Western Addition, as per plat thereof recorded in Plat Book 4, Page 12 of the St. Louis City (former County) Records.
PROPOSED SPECIAL USE	Mortuary
EXISTING ZONING	"PBD"

I hereby certify that the information contained in this application and accompanying drawings and/or plats are correct, and that I will conform to all applicable laws of the City of Manchester.

Owner/Contractor

Oliver King

Date

9/14/16

PLANNING AND ZONING USE ONLY

Received by

Director, Planning and Zoning and Economic Development

City of Manchester Permit #

☒ Fee Paid On:

9-21-16

\$300.00 ck.

APP_Special Use Permit

Rev. 2/2015

HUSCH BLACKWELL

Gary H. Feder
Senior Counsel

190 Carondelet Plaza, Suite 600
St. Louis, MO 63105
Direct: 314.480.1705
Fax: 314.480.1505
gary.feder@huschblackwell.com

September 19, 2016

VIA EMAIL AND FEDERAL EXPRESS

Mr. Andy Hixson
City Manager
City of Manchester
14318 Manchester Road
Manchester, MO 63011

RE: Application for Special Use Permit at 14374 Manchester (Manchester Mortuary LLC)

Dear Andy:

The undersigned is counsel to Manchester Mortuary LLC, the proposed operator of a mortuary at the above-captioned address. An affiliate (King Brothers Management and Consulting) currently has the property under purchase from the seller -- Mary Brooke III LLC. A copy of the commercial sale contract has previously been provided to Manchester's City Attorney, Patrick Gunn.

It is our understanding that the regulations for the "PBD" zoning district relevant to the property do not currently allow for the possible use thereof by a mortuary. However, the City is in the process of considering an amendment to Section 405.285.C which could permit mortuaries in the Planned Business District of the City with a Special Use Permit ("SUP").

Understanding that the City has yet to adopt such an amendment, an Application for Special Use Permit is being herewith submitted. In the event an SUP for this site is made possible through the concurrent adoption of the PBD text amendment, this Application should be appropriate for consideration.

The application form is signed by Oliver King, on behalf of the intended ownership. Mr. King and I, as the applicant's legal representative, would appear before the Planning and Zoning Commission and Board of Aldermen in connection with this application.

Please be advised that if approved at this location, the company will undertake no cremation at 14374 Manchester or have any cremation equipment located at this address. The company will not dress, embalm, or prepare a body at this location. (Such procedures will instead be handled at the company's separate and existing downtown location). The Manchester

HUSCH BLACKWELL

Mr. Andy Hixson
September 19, 2016
Page 2

location will be used instead to allow families to make final arrangements at a more convenient location and/or occasionally conduct small services at which the cremated remains may be present.

The proposed hours of operation will be from 9:00 a.m. to 5:00 p.m. Monday through Friday. For the foreseeable future, it is anticipated that there will not be more than one employee at the location. The property contains 29 parking spaces plus a likely additional two spaces in front of a two-car garage. It is not anticipated that the garage would be used at this time.

Twenty (20) copies of a "survey" made available by Pace Properties, the parcel's broker, are also enclosed herewith.

We request that the PBD Amendment and SUP Application be handled on as concurrent a basis as possible given a relatively short "due diligence" available to the applicant under the Purchase Agreement.

Please let me know what additional information, if any, is required. Thank you for your consideration.

Yours very truly,



Gary H. Feder

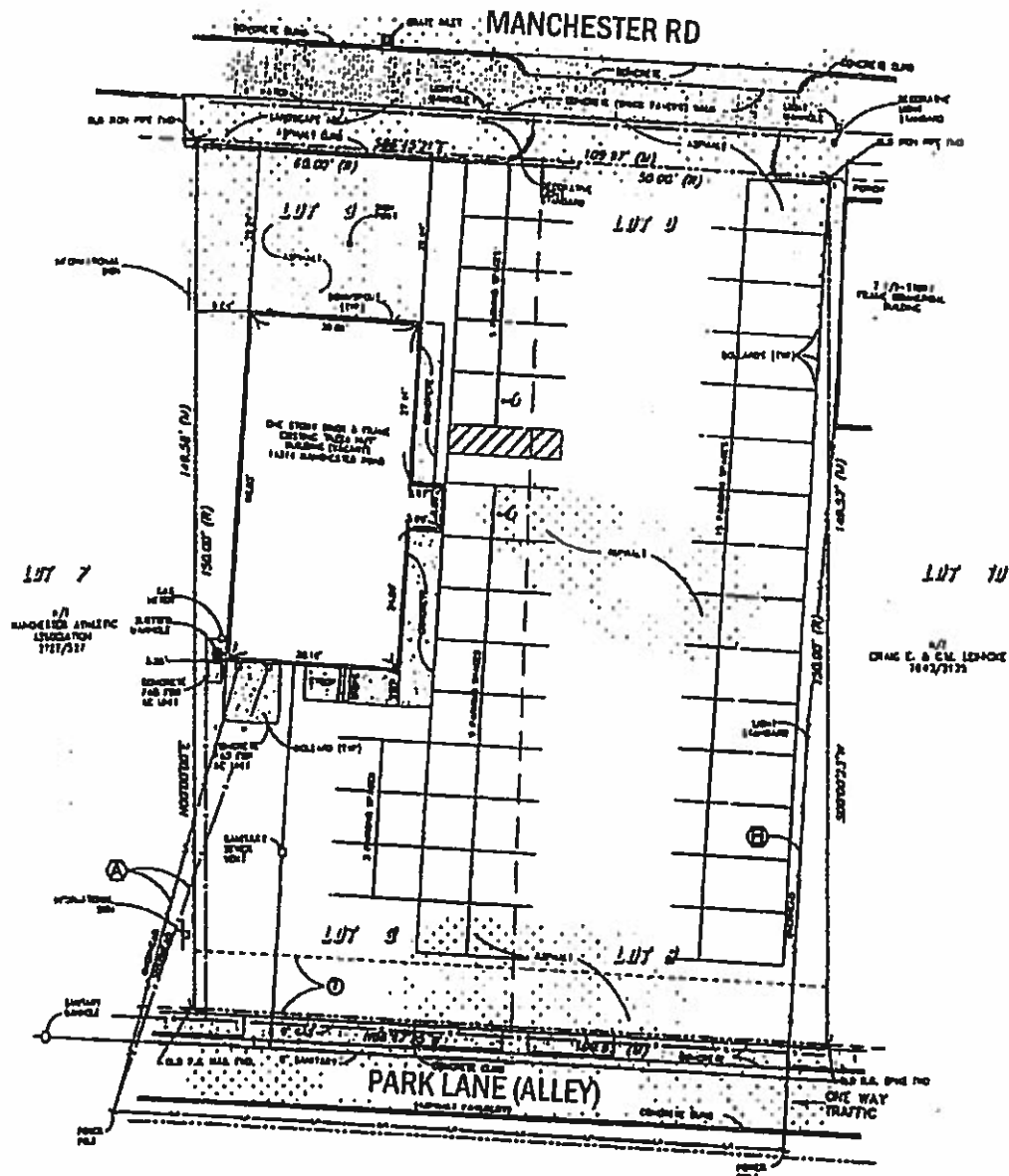
GHF/jg

Enclosures (Application, Review Fee (\$300.00) plus Survey (20 copies)

cc: Patrick Gunn, Esq.
cc: Justin King
cc: Oliver King (Manchester Mortuary, LLC)

PROPERTIES

SURVEY

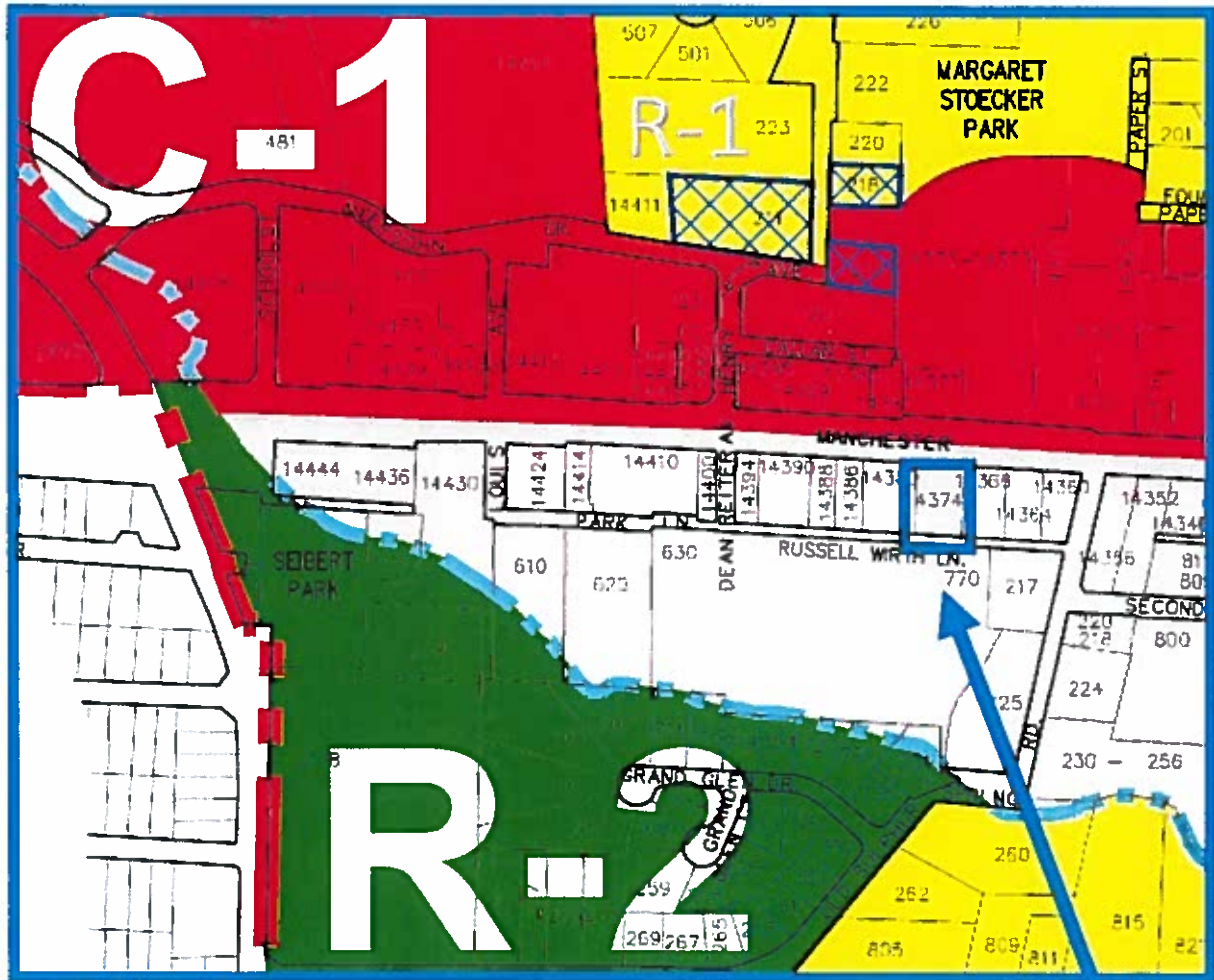


CASE #16-SUP-008

A request for a Special Use Permit has been made by Oliver King, St. Louis Cremation,
for a mortuary, without cremation to be located at

14374 Manchester Road

The property is zoned PBD – Planned Business Development District.



INTRODUCED BY ALDERMAN BAUMANN

BILL NO. 16-

ORDINANCE NO. 16-

AN ORDINANCE ADOPTING AND APPROVING THE BUDGET FOR THE CITY OF MANCHESTER FOR THE YEAR JANUARY 1, 2017 THROUGH DECEMBER 31, 2017, AND APPROPRIATING SUCH SUMS AS SET FORTH HEREIN FOR ALL DEPARTMENTS AND ACCOUNTS THEREIN SPECIFIED.

WHEREAS, the Board of Aldermen has consulted with the City Administrator and Director of Finance in regard to the financial and service needs of the City and its various departments.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF MANCHESTER, STATE OF MISSOURI AS FOLLOWS:

Section One: The budget attached hereto and, by reference thereto made a part hereof, is hereby adopted for the year commencing on January 1, 2017 and ending December 31, 2017.

Section Two: With regard to said budget, the following amounts are hereby appropriated by fund:

Fund	Fiscal Year 2017 Appropriation
General Fund	\$9,265,739
Debt Service Fund	571,000
Capital Projects Fund	1,847,000
Parks and Storm Water Projects Fund	2,798,825
Homecoming Fund	40,050
Sanitary Sewer Repair Fund	276,530
Tax Increment Financing Fund	6,679,660
Manchester Arts Fund	26,006
TOTAL:	\$ 21,504,810

Section Three: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED AND APPROVED THIS ____ DAY OF _____, 2016.

CITY OF MANCHESTER, MISSOURI

By: _____
Mayor

ATTEST:

City Clerk

APPROVED AS TO LEGAL FORM:

City Attorney

INTRODUCED BY ALDERMAN STEVENS

BILL NO. 16-

ORDINANCE NO. 16-

AN ORDINANCE AMENDING ORDINANCE NO. 15-2128 ADOPTING AND APPROVING THE BUDGET FOR THE CITY OF MANCHESTER FOR THE YEAR JANUARY 1, 2016 THROUGH DECEMBER 31, 2016, BY (1) INCREASING THE ESTABLISHED BUDGET FOR THE SANITARY SEWER REPAIR FUND BY TWENTY-FIVE THOUSAND DOLLARS (\$25,000.00), AND (2) REDUCING THE SANITARY SEWER REPAIR FUND BALANCE FOR THE BEGINNING OF 2017 BY TWENTY-FIVE THOUSAND DOLLARS (\$25,000.00).

WHEREAS, on December 7, 2015, the Board of Aldermen enacted Ordinance No. 15-2128, adopting and approving the budget for the City of Manchester for the year January 1, 2016 through December 31, 2016; and,

WHEREAS, during calendar year 2016, the cost of sanitary sewer repair requests are expected to reach \$294,300 while only \$269,300 was budgeted.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF MANCHESTER, STATE OF MISSOURI AS FOLLOWS:

Section One: The budget for the City of Manchester for the year commencing January 1, 2016 and ending December 31, 2016 is hereby amended by increasing the Sewer Lateral Fund in the amount of Twenty-Five Thousand Dollars (\$25,000.00), so that such Fund shall contain, upon adoption hereof, \$294,300.

Section Two: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED AND APPROVED THIS ____ DAY OF _____, 2016.

CITY OF MANCHESTER, MISSOURI

By: _____
Mayor

ATTEST:

City Clerk


APPROVED AS TO LEGAL FORM:

City Attorney



- M E M O R A N D U M -

TO: Andy Hixson, City Administrator

FROM: Bob Ruck, Director of Public Works 

DATE: November 16, 2016

SUBJECT: Sanitary Sewer Repair Fund Budget Adjustment

Director of Finance Dave Tuberty and I have just completed a review of the Sanitary Sewer Repair Fund. We have determined there is a need to make a budget adjustment for this fund due to an increase in projected expenditures for the year. With four lateral repair applications currently being processed, the historical potential for seven additional applications being received prior to the end of the year, and other fund expenditures, it can be foreseen that the budget expenditure amount will be exceeded.

We propose to adjust the 2016 expenditure amount to \$294,300.00, an increase of \$25,000.00. As of this time, sewer lateral application fees have produced a revenue of \$27,450.00 which is \$7,450.00 beyond the 2016 anticipated collection amount. This additional revenue, along with the fund reserve, is adequately able to cover the projected additional expenditure amount. With sewer lateral repairs averaging approximately \$2,850.00 per repair, the seven potential additional repairs could produce a cost of \$19,950.00.

A bill concerning this budget adjustment is being prepared and placed on the November 21, 2016 Board of Aldermen meeting agenda for their consideration and requested approval. Should you have any questions concerning this matter, please contact Dave Tuberty or me.

Cc: Dave Tuberty, Director of Finance
Ruth Baker, City Clerk

AN ORDINANCE CREATING A SPECIAL USE PERMIT AND GRANTING THE SAME TO DIERBERGS MARKETS, INC. TO ENGAGE, AS AN ACCESSORY USE, IN THE OPERATION OF A FAST-FOOD RESTAURANT SELLING STARBUCKS BRANDED BEVERAGES AND PRODUCTS AT 421 LAFAYETTE CENTER, AS PROVIDED FOR IN SECTION 405.240(C)(4)(f) OF THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER.

WHEREAS, Dierbergs Markets, Inc. has heretofore made application for a Special Use Permit to engage, as an accessory use, in the operation of a fast-food restaurant selling Starbucks branded beverages and products at 421 Lafayette Center (the "Site"); and,

WHEREAS, the Planning and Zoning Commission reviewed said application on October 24, 2016; and,

WHEREAS, the Planning and Zoning Commission did, after due consideration, recommend to the Board of Aldermen of the City of Manchester the granting of said Special Use Permit for the Property; and,

WHEREAS, the Board of Aldermen did, on the 21st day of November, 2016, after publication of notice as required by the laws of the State of Missouri and the Ordinances of the City of Manchester, hold a public hearing all in accordance with the provisions of Section 405.550 (D) of the Code of Ordinances of the City of Manchester, and after conducting said public hearing did take the proposed Special Use Permit under advisement; and,

WHEREAS, the Board of Aldermen of the City of Manchester, having fully considered the recommended Special Use Permit, does find that the proposed use would not substantially increase traffic hazards, would not adversely affect the character of the neighborhood, would not adversely affect the general welfare of the community, would not overtax public utilities, and the Board of Aldermen does further find that the proposed use is in the best interest of the public welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF MANCHESTER, STATE OF MISSOURI AS FOLLOWS:

Section One: A Special Use Permit is hereby granted to Dierbergs Markets, Inc. (sometimes referred to herein as "Holder") to use the property at 421 Lafayette Center (the "Site") to engage, as an accessory use, in the operation of a fast-food restaurant selling Starbucks branded beverages and products, as provided in Section 405.240(C)(4)(f) of the Code of Ordinances of the City of Manchester. Attached hereto as Exhibit "1" is the legal description for the Site.

Section Two: Holder, by accepting and acting under this Special Use Permit, acquiesces and accepts same subject to the reservations, conditions and restrictions which are made a part hereof, and said Holder, by said action, does agree that any time such requirements are not met, this Special Use Permit may be revoked and terminated, and does further agree that it, its successors and assigns, shall be held to have acquired no special rights, privileges, or immunities

by virtue of proceeding to expend money, time or effort in the construction, improvement or maintenance of land herein described and for which this Special Use Permit is granted.

Section Three: The Special Use Permit granted hereunder shall be deemed to have been abandoned one (1) year after the date of the adoption of this Ordinance unless Holder has received from the City of Manchester a business license or its equivalent within such year; except that, for reasonable cause, the Board of Aldermen for the City of Manchester may grant one (1) or more extensions of time for additional periods not exceeding ninety (90) days for each such extension within which period such holder shall receive a business license or its equivalent.

Section Four: This Special Use Permit shall be non-assignable without the expressed consent of the City of Manchester and is contingent upon the compliance with the Code of Ordinances of the City of Manchester, the Zoning Ordinance of the City, all applicable building codes, fire codes and other governmental regulations.

Section Five: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law, but is expressly subject to the continuous and ongoing satisfaction of the following specific conditions:

1. Holder's strict compliance with all applicable Federal, State and City of Manchester Statutes and Ordinances
2. Holder permitting access to the Site by the City of Manchester at all times requested so as to confirm compliance under Paragraph 1 of this Section Five.

PASSED AND APPROVED THIS ____ DAY OF _____, 2016.

CITY OF MANCHESTER, MISSOURI

By _____
Mayor

ATTEST:

City Clerk

APPROVED AS TO LEGAL FORM:

City Attorney

INTRODUCED BY ALDERMAN DIEHL

BILL NO. 16-

ORDINANCE NO. 16-

I, Gregory F. Dierberg, on behalf of Dierbergs Markets, Inc., do hereby accept the foregoing Special Use Permit from the City of Manchester upon the terms and conditions above stated, and acknowledge Dierbergs Markets, Inc.'s intention and obligation to fully comply with the terms and conditions of the aforementioned Special Use Permit.

Dated this _____ day of _____, 2016.

DIERBERGS MARKETS, INC.

By _____
Gregory F. Dierberg,
President

LEGAL DESCRIPTION OF LAFAYETTE CENTER

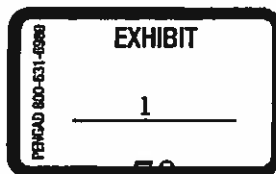
(Dierbergs Supermarket located within Lafayette Center, as shown on the Plot Plan)

PARCEL 1: A tract of land being part of that parcel conveyed to Caplaco Six, Inc., by Deed recorded in Book 6968 page 45 of the St. Louis County Records, situated within Section 36, Township 45 North, Range 4 East, in the City of Manchester, St. Louis County, Missouri, being more particularly described as follows:

Beginning at a point on the Eastern line of "Baxter Acres Amended," a Subdivision, according to the plat thereof recorded in Book 76 page 17 of the St. Louis County Records, at the Southwestern corner of Lot 322 of "Royal Village Plat 2," a Subdivision, according to the plat thereof recorded in Book 201 pages 34 and 35 of the St. Louis County Records, thence along the Southern line of "Royal Village Plat 2," South 89 degrees 05 minutes 00 seconds East, 803.35 feet to a point; thence South 11 degrees 59 minutes 40 seconds East, 672.82 feet to a point on the Northern line of a tract of land conveyed to the City of Manchester (for the dedication of Andersohn Drive, fifty feet wide) by Deed recorded in Book 6968 page 48 of the St. Louis County Records; thence along said Northern line, North 81 degrees 48 minutes 40 seconds West, 160.53 feet to a point of curvature; thence Southwestwardly 95.99 feet along a curve to the left, having a radius of 275.00 feet and a chord bearing South 88 degrees 11 minutes 20 seconds West to a point of tangency; thence South 78 degrees 11 minutes 20 seconds West, 188.78 feet to a point of curvature; thence Northwestwardly, 202.33 feet along a curve to the right, having a radius of 235.00 feet and a chord bearing North 77 degrees 08 minutes 46 seconds West to a point of reverse curvature; thence Northwestwardly, 234.65 feet along a curve to the left, having a radius of 891.70 feet and a chord bearing North 60 degrees 01 minute 11 seconds West to a point of tangency; thence North 67 degrees 33 minutes 30 seconds West, 117.73 feet to a point on the Eastern line of "Baxter Acres Amended," as aforementioned; thence along said Eastern line, North 00 degrees 08 minutes 45 seconds West, 484.28 feet to the point of beginning. (Locator #22R320466)

PARCEL 2: A tract of land being part of that parcel conveyed to Caplaco Six, Inc., by Deed recorded in Book 6968 page 45 of the St. Louis County Records, situated within Section 36, Township 45 North, Range 4 East, in the City of Manchester, St. Louis County, Missouri, being more particularly described as follows:

Beginning at a point on the Northern line of a tract of land conveyed to the State of Missouri (for the widening of Missouri State Highway 100, known as Manchester Road, variable width), by the instrument recorded in Deed Book 4671 page 272 of the St. Louis County Records, said point being the Southwestern corner of a tract of land dedicated to the City of Manchester (for the widening of School Street) by Plat recorded in Book 288 page 34 of the St. Louis County Records; thence along said Northern line, North 86 degrees 13 minutes 00 seconds West, 74.87 feet to a point; thence South 87 degrees 27 minutes 40 seconds West, 106.68 feet to a point on the Eastern line of a tract of land conveyed to St. Louis County (for the relocation of Baxter Road, variable width) by the instrument recorded in Deed Book 7370 page 2484 of the St. Louis County Records; thence along said Eastern line, North 39 degrees 57 minutes 46 seconds West, 78.56 feet to a point; thence Northwestwardly, 192.56 feet along a curve to the left having a radius of 759.20 feet and a chord bearing North 32 degrees 58 minutes 39 seconds West to the Southern most corner of a tract of land dedicated to the City of Manchester by Plat recorded in Book 288 pages 35 and 36 of the St. Louis County Records; thence along the Southeastern line of said tract, Northeastwardly, 30.12 feet along a curve to the right, having a



radius of 20.00 feet and a chord bearing North 02 degrees 54 minutes 15 seconds East to a point of tangency; thence North 46 degrees 03 minutes 07 seconds East, 75.57 feet to a point of curvature; thence Northeastwardly, 77.40 feet along a curve to the right, having a radius of 138.00 feet and a chord bearing North 62 degrees 07 minutes 14 seconds East to a point of tangency; thence North 78 degrees 11 minutes 20 seconds East, 217.77 feet to a point of curvature being the Northwestern corner of the tract of land dedicated to the City of Manchester for the widening of School Street, as aforementioned; thence along the Eastern line of said tract, Southeastwardly, 44.70 feet along a curve to the right, having a radius of 25.00 feet and a chord bearing South 50 degrees 35 minutes 20 seconds East to a point of tangency; thence South 00 degrees 38 minutes 00 seconds West, 332.19 feet to a point of curvature; thence Southwestwardly, 40.64 feet along a curve to the right, having a radius of 25.00 feet and a chord bearing South 47 degrees 12 minutes 30 seconds West to the point of beginning. (Locator #22R320448)

PARCEL 3: A tract of land being part of that parcel conveyed to Caplaco Six, Inc., by Deed recorded in Book 6968 page 45 of the St. Louis County Records, situated within Section 36, Township 45 North, Range 4 East, in the City of Manchester, St. Louis County, Missouri, being more particularly described as follows:

Beginning a point on the Eastern line of a tract of land conveyed to St. Louis County (for the relocation of Baxter Road, variable width) by the instrument recorded in Deed Book 7370 page 2484 of the St. Louis County Records, at the Westernmost corner of a tract of land dedicated to the City of Manchester by Plat recorded in Book 288 pages 35 and 36 of the St. Louis County Records; thence along said Eastern line, Northwestwardly, 251.16 feet along a curve to the left, having a radius of 759.20 feet and a chord bearing North 57 degrees 10 minutes 24 seconds West to a point of tangency; thence North 66 degrees 39 minutes 03 seconds West, 65.86 feet to a point; thence North 22 degrees 06 minutes 17 seconds West, 21.38 feet to a point on the Southern line of a tract of land conveyed to the City of Manchester (for the dedication of Andersohn Drive, fifty feet wide) by Deed recorded in Book 6968 page 48 of the St. Louis County Records; thence along said Southern line, North 22 degrees 26 minutes 30 seconds East, 66.31 feet to a point; thence South 67 degrees 33 minutes 30 seconds East, 68.83 feet to a point of curvature; thence Southeastwardly, 221.49 feet along a curve to the right, having a radius of 841.70 feet and a chord bearing South 60 degrees 01 minute 11 seconds East to a point of reverse curvature; thence Southeastwardly, 70.29 feet along a curve to the left, having a radius of 285.00 feet and a chord bearing South 59 degrees 32 minutes 48 seconds East to a point of reverse curvature at the Northern most corner of the tract of land dedicated to the City of Manchester by Plat recorded in Book 288 pages 35 and 36, as aforementioned; thence along the Northwestern line of said tract, Southeastwardly, 39.33 feet along a curve to the right, having a radius of 20.00 feet and a chord bearing South 10 degrees 16 minutes 48 seconds East to a point of tangency; thence South 46 degrees 03 minutes 07 seconds West, 40.07 feet to a point; thence South 75 degrees 39 minutes 47 seconds West, 40.41 feet to the point of beginning. (Locator #22R320457)

4. **APPROVAL OF AGENDA**

Chairman Truesdell asked if there were any changes to the agenda. Commissioner Labit made the motion to approve the agenda as presented. Commissioner Korte seconded; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	1	0

5. **OLD BUSINESS**

A. **No Old Business**

6. **NEW BUSINESS**

- A. **CASE #16-SUP-009** – A request from Drew Bextermueller, Dierbergs Markets Inc., on behalf of CAPLACO SIX, Inc., owner, seeking approval of a Special Use Permit for an Accessory Use to operate a kiosk selling Starbucks branded beverages and products, to be located at 421 Lafayette Center, zoned C-1 Commercial.

Speaking for the case is Mr. Drew Bextermueller of Dierbergs Markets. Mr. Bextermueller said that Dierbergs entered into a licensing agreement to offer Starbucks' branded beverages in the grocery stores. There will be a kiosk, staffed by Dierberg's employees, where the Starbucks licensed drinks are made and sold.

Commissioner Labit asked if the kiosk was going to be in the store or in the parking lot. Mr. Bextermueller confirmed that the kiosk would be in the store, by one of the main entrances. Commissioner Korte asked if there would be any additional signage, and if any other Dierbergs had these kiosks. Mr. Bextermueller answered that there would be a separate sign with a Starbucks logo, and that the Des Peres and Brentwood Dierbergs already had the kiosks at their locations.

Commissioner Fluchel asked what the hours would be. Mr. Bextermueller replied that he believes the hours to be from 6 a.m. to 11 p.m. Mayor Willson suggested that Dierbergs install cup holders on the carts. Alderman Clement asked what the expected completion date was to be. Mr. Bextermueller said that the major renovations should be completed by Thanksgiving, with the final completion by mid-December.

Commissioner Labit made the motion for favorable recommendation of the special use permit application of CASE #16-SUP-009. Commissioner Fluchel seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	1	0

7. **PLANNING AND ZONING DIRECTOR'S REPORT**

Director Rippetoe reported that she has been spending a lot of time familiarizing herself with the City's Code. Ms. Rippetoe has also been looking over the fees that the Planning & Zoning Department has established and assessing in which direction the City will move.

8. **EX-OFFICIO'S REPORT**

Alderman Clement relayed that the Board of Alderman finished the budget sessions. There will likely be issues that need to be taken to the public.

**CITY OF MANCHESTER
PLANNING AND ZONING DEPARTMENT
STAFF REPORT**

October 24, 2016

Project Information

Case: #16-SUP-009
Applicant: Don Bextermueller, Dierbergs Markets Inc.
Activity: Special Use Permit for a Starbucks kiosk in Dierbergs Market
Zoning District: C-1 District
Address: 421 Lafayette Center

Background

Don Bextermueller, Dierbergs Markets Inc., on behalf of CAPLACO SIX, Inc., owner, is seeking approval of a Special Use Permit for an Accessory Use to operate a kiosk selling Starbucks branded beverages and products, to be located at 421 Lafayette Center. The property is zoned C-1 Commercial Zoning District. The site fronts on Lafayette Center and Andersohn Drive to the south. It abuts a property zoned C-1 Commercial to the east and properties zoned R-1 Residential to the north and west.

Special Use Permit - General Guides and Standards

A special use should be approved only if it is found that the location is appropriate and not in conflict with the City's Master Plan, that the public health, safety, morals and general welfare will not be adversely affected, that such things as adequate utilities, off-street parking facilities and signage consistent with the sign regulations of the City of Manchester will be provided, and that necessary safeguards will be provided for the protection of surrounding property, persons and neighborhood values, and, further, that the building or use will not:

1. Substantially increase the traffic hazards or congestions,
2. Adversely affect the character of the neighborhood,
3. Adversely affect the general welfare of the community,
4. Overtax the public utilities, or
5. Adversely affect public safety and health, including substantially increasing fire hazards.

Staff Comments

Attached is a copy of the application, project narrative and a map showing the subject property and related parking. The proposed Starbucks kiosk will be incidental and subordinate to the principal use of the premises, will not require any additional parking and meets all of the City's Zoning Regulations.



APPLICATION FOR SPECIAL USE PERMIT

City of Manchester, 14318 Manchester Rd., Manchester, MO 63011

Ph: 636 227 1385, Ext. 107; Fax: 636 821 8099

Every application submitted to the Planning and Zoning Commission for review and approval must contain the following:

A non-refundable fee of \$300.

Twenty (20) copies of:

- A plot survey/sketch/site plan, to scale and showing lot/property in question.
- A letter of intent describing the proposed use of the Special Use Permit. Description can include (but is not limited to) the nature of the business, hours of operation, number of employees, etc.
- Information on the number of parking spaces assigned to the space.
- Any other pertinent information for the Commission to review with your application.

Completed application with name of applicant (or their representative) that will appear before the Commission and Board.

An incomplete application may result in your case being postponed to another future Commission meeting.

PLEASE PRINT

PROPERTY OWNER	CAPLACO SIX, INC.		
ADDRESS	11850 Studt Avenue St. Louis, MO 63141		
PHONE	314-991-8900	FAX	314-991-2474

CONTRACTOR/ APPLICANT NAME	Dierbergs Markets Inc. / Drew Bextormmeller		
COMPANY NAME	Dierbergs		
ADDRESS	16670 Saurley Ridge Road Chesterfield, MO 63017		
PHONE/EXTENSION	636-812-1360	FAX	636-812-1607
PERMIT TO BE PICKED UP BY	<input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Applicant/Contractor		

ADDRESS OF SPECIAL USE	421 Lafayette Center, Manchester, MO 63011		
LEGAL DESCRIPTION OF PROPERTY	SEE ATTACHED		
PROPOSED SPECIAL USE	Operation of Kiosk selling Starbucks branded beverages and products		
EXISTING ZONING	C-1 Commercial		

I hereby certify that the information contained in this application and accompanying drawings and/or plats are correct, and that I will conform to all applicable laws of the City of Manchester.

Owner/Contractor

[Signature]

Date 10-4-16

PLANNING AND ZONING USE ONLY

City of Manchester Permit #

Received by

Director Planning and Zoning and Economic Development

Fee Paid On

10/10/16

\$ 300.00 check

APP_Special Use Permit

Rev 2/2015

Special Use Permit – Letter of Intent

This SUP application is hereby requested for the operation of a kiosk for the sale of Starbucks branded beverages and products. This kiosk is operated by Dierbergs associates and is an accessory to the supermarket use to be operated within the store, conducted during supermarket store hours, and will require no additional parking inasmuch as it is for the convenience of the customers shopping within the store.

PLOT PLAN



LEGAL DESCRIPTION OF LAFAYETTE CENTER

(Dierbergs Supermarket located within Lafayette Center, as shown on the Plot Plan)

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Beginning at a point on the Eastern line of "Baxter Acres Amended," a Subdivision, according to the plat thereof recorded in Book 76 page 17 of the St. Louis County Records, at the Southwestern corner of Lot 322 of "Royal Village Plat 2," a Subdivision, according to the plat thereof recorded in Book 201 pages 34 and 35 of the St. Louis County Records, thence along the Southern line of "Royal Village Plat 2," South 89 degrees 05 minutes 00 seconds East, 803.35 feet to a point; thence South 11 degrees 59 minutes 40 seconds East, 672.82 feet to a point on the Northern line of a tract of land conveyed to the City of Manchester (for the dedication of Andersohn Drive, fifty feet wide) by Deed recorded in Book 6968 page 48 of the St. Louis County Records; thence along said Northern line, North 81 degrees 48 minutes 40 seconds West, 160.53 feet to a point of curvature; thence Southwestwardly 95.99 feet along a curve to the left, having a radius of 275.00 feet and a chord bearing South 88 degrees 11 minutes 20 seconds West to a point of tangency; thence South 78 degrees 11 minutes 20 seconds West, 188.78 feet to a point of curvature; thence Northwestwardly, 202.33 feet along a curve to the right, having a radius of 235.00 feet and a chord bearing North 77 degrees 08 minutes 46 seconds West to a point of reverse curvature; thence Northwestwardly, 234.65 feet along a curve to the left, having a radius of 891.70 feet and a chord bearing North 60 degrees 01 minute 11 seconds West to a point of tangency; thence North 67 degrees 33 minutes 30 seconds West, 117.73 feet to a point on the Eastern line of "Baxter Acres Amended," as aforementioned; thence along said Eastern line, North 00 degrees 08 minutes 45 seconds West, 484.28 feet to the point of beginning. (Locator #22R320466)

PARCEL 2: A tract of land being part of that parcel conveyed to Caplaco Six, Inc., by Deed recorded in Book 6968 page 45 of the St. Louis County Records, situated within Section 36, Township 45 North, Range 4 East, in the City of Manchester, St. Louis County, Missouri, being more particularly described as follows:

Beginning at a point on the Northern line of a tract of land conveyed to the State of Missouri (for the widening of Missouri State Highway 100, known as Manchester Road, variable width), by the instrument recorded in Deed Book 4671 page 272 of the St. Louis County Records, said point being the Southwestern corner of a tract of land dedicated to the City of Manchester (for the widening of School Street) by Plat recorded in Book 288 page 34 of the St. Louis County Records; thence along said Northern line, North 86 degrees 13 minutes 00 seconds West, 74.87 feet to a point; thence South 87 degrees 27 minutes 40 seconds West, 106.68 feet to a point on the Eastern line of a tract of land conveyed to St. Louis County (for the relocation of Baxter Road, variable width) by the instrument recorded in Deed Book 7370 page 2484 of the St. Louis County Records; thence along said Eastern line, North 39 degrees 57 minutes 46 seconds West, 78.56 feet to a point; thence Northwestwardly, 192.56 feet along a curve to the left having a radius of 759.20 feet and a chord bearing North 32 degrees 58 minutes 39 seconds West to the Southern most corner of a tract of land dedicated to the City of Manchester by Plat recorded in Book 288 pages 35 and 36 of the St. Louis County Records; thence along the Southeastern line of said tract, Northeastwardly, 30.12 feet along a curve to the right, having a

radius of 20.00 feet and a chord bearing North 02 degrees 54 minutes 15 seconds East to a point of tangency; thence North 46 degrees 03 minutes 07 seconds East, 75.57 feet to a point of curvature; thence Northeastwardly, 77.40 feet along a curve to the right, having a radius of 138.00 feet and a chord bearing North 62 degrees 07 minutes 14 seconds East to a point of tangency; thence North 78 degrees 11 minutes 20 seconds East, 217.77 feet to a point of curvature being the Northwestern corner of the tract of land dedicated to the City of Manchester for the widening of School Street, as aforementioned; thence along the Eastern line of said tract, Southeastwardly, 44.70 feet along a curve to the right, having a radius of 25.00 feet and a chord bearing South 50 degrees 35 minutes 20 seconds East to a point of tangency; thence South 00 degrees 38 minutes 00 seconds West, 332.19 feet to a point of curvature; thence Southwestwardly, 40.64 feet along a curve to the right, having a radius of 25.00 feet and a chord bearing South 47 degrees 12 minutes 30 seconds West to the point of beginning. (Locator #22R320448)

PARCEL 3: A tract of land being part of that parcel conveyed to Caplaco Six, Inc., by Deed recorded in Book 6968 page 45 of the St. Louis County Records, situated within Section 36, Township 45 North, Range 4 East, in the City of Manchester, St. Louis County, Missouri, being more particularly described as follows:

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CASE #16-SUP-009

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421 Lafayette Center.

The property is zoned C-1 Commercial District.

